



Northwest
UNIVERSITY

the UNIVERSITY *of* POSSIBILITY

NORTHWEST UNIVERSITY

MASTER PLAN

Draft Institution Master Plan prepared July, 2016
*In Support of the application for a Process IIB Zoning Permit
to Revise and Update the Northwest University Master Plan*



Gelotte Hommas
THE ART OF ARCHITECTURE

Acknowledgements

Special thanks to the following individuals and committees who have contributed to the development of the Northwest University Master Plan:

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Introduction to Northwest University

About Northwest University

Northwest University is a regionally accredited, Christian institution awarding associate, bachelor's, master's, and doctoral degrees. Located in Kirkland, Washington, we have been preparing students to lead in their careers since 1934 and offer a variety of degree programs to meet the needs of an ever-changing society.

Our traditional undergraduate experience includes over 70 majors and programs—as well as off-campus internships—to equip students for success in their careers. With our adult evening program, working adults can earn their degree by attending class on campus just one night each week. And our online degree programs provide the flexibility of classes that can be accessed anytime, anywhere.

Our beautiful campus is a semi-wooded tract of 56 acres that overlooks Lake Washington and is just minutes from the world-class city of Seattle with all of its amenities. A view of the snow-clad Olympics graces the skyline to the west. At NU, opportunities for fun abound, from hiking and snowboarding to watching the 2014 Super Bowl Champions, the Seattle Seahawks.

But there is more to our location than recreation. We are also neighbors to some of the most successful companies of the 21st century, including Microsoft, Google, Boeing, and Amazon. These game-changing corporations are great places to intern or work once you graduate. It's no wonder why our home, Kirkland, was voted by Money Magazine as the fifth best place to live in the U.S.

Since our beginning, Northwest University has been a Christ-centered institution, and we have not wavered. Today, we continue to build a Christian community wholly dedicated to the spiritual vitality of each student—where our love, respect, and support for one another are evidence of God's presence.

History of Northwest University

Northwest University was founded by the Northwest Ministry Network of the Assemblies of God and opened to students on October 1, 1934. The District Presbytery appointed Dr. Henry H. Ness to be the first president. The University was housed in the facilities of Hollywood Temple, Seattle, Washington, for the first twenty-five years of its existence.

Dr. C.E. Butterfield succeeded Dr. Ness in 1949, and Dr. D.V. Hurst assumed the presidency in 1966 and served through 1990. He was succeeded by Dennis A. Davis, who served from 1990 - 1998, and by Dr. Don Argue, who served from 1998 - 2007. Dr. Joseph Castleberry is the sixth president of Northwest University.

Originally known as Northwest Bible Institute, its institutional name was changed to Northwest Bible Institute and Seminary in 1947, Northwest Bible College in 1949, Northwest Bible College and Junior College in 1956, Northwest College of the Assemblies of God in 1962, and to Northwest University in 2005. Each change represented a stage in its curricular development.

Academically the University progressed from a three- to a four-year curriculum in 1948, and in 1955, a Liberal Arts division was organized. Milestones of academic development and progress were marked by the achievement of professional accreditation by the American Association of Bible Colleges in 1953, and in 1973 by the granting of regional accreditation by the Northwest Commission on Colleges and Universities.

In May, 1992, Northwest University became the eighty-fifth college approved for membership in the Council for Christian Colleges and Universities, an association of Christ-centered colleges and universities of the liberal arts and sciences.

In 1958, the University secured a new thirty-five acre campus in Kirkland, in the greater metropolitan area of Seattle. Since then 21 more acres have been added to make the present fifty-six acre campus. Located at 108th Avenue N.E. and N.E. 53rd Street just ten miles from downtown Seattle, the campus is an ideal setting for study, recreation, and inspiration. The campus is also near to industry and close-at-hand employment opportunities.

Over the years, the University's graduates and former students have engaged in full-time Christian service in professional, business, or vocational occupations in fulfillment of their educational objectives at the University.

Mission Statement

We, the people of Northwest University, carry the call of God by continually building a learning community dedicated to spiritual vitality, academic excellence, and empowered engagement with human need.

Core Values

The Mission of Northwest University, a Christian university affiliated with the Assemblies of God, is derived from the following core values:

Spiritual Vitality (Heart)

- Moving together in personal relationship with Christ Jesus and knowledge of God's calling, we dedicate ourselves to Spirit-filled service.

- Practicing discipleship and worship with biblical faithfulness, we develop courage and character to meet the challenges of our world.
- Crafting a diverse, lifelong community, we recognize the intrinsic worth and dignity of each individual and facilitate friendships and networks that reach out to welcome others in love.

Academic Excellence (Head)

- Exploring all truth with scholarly excellence, we build a biblical worldview to prepare each other for service and leadership throughout the world.
- Developing moral, spiritual, intellectual, and aesthetic values through the arts and sciences, we integrate faith, learning, and life.
- Thinking critically, we aid one another in academic achievement and lifelong pursuit of knowledge, wisdom, and skills.

Empowered Engagement (Hand)

- Growing holistically, we clarify and obey individual God-given callings.
- Communicating and modeling the Gospel, we call people and communities to be reconciled to God and to each other.
- Demonstrating Spirit-inspired compassion and creativity, we meet the needs of individuals, build communities, and care for creation.

Existing Campus

Current University Statistics

Population

Total Enrollment: 1,944¹

Full Time Equivalent Enrollment on Kirkland Campuses: 1,301²

PLA-1 Zone Enrollment: 1,166

6710 Building Enrollment: 135

Men: 41.2%

Women: 58.8%

Total Employees: 651³

Administrators: 5

Faculty: 66⁴

Staff: 191⁵

Adjunct Faculty & Instructors: 389⁶

Figure 1 - Kirkland Enrollment, Spring 2016

	Kirkland Campus & 6710 Building						
	Traditional		Adult Evening		Graduate Studies		
	Male	Female	Male	Female	Male	Female	Totals
Freshman	45	100	7	14			166
Sophmore	75	117	14	5			211
Junior	74	143	21	22			260
Senior	86	214	33	21			354
Special	3			7			10
Graduate					108	192	300
Total	283	574	75	69	108	192	1301
	33.0%	67.0%	52.1%	47.9%	36.0%	64.0%	

¹ NU 2016 Spring Enrollment Report. Includes Full Time and Part Time on-campus population, commuter students, professional/evening students, online students and students enrolled in off-campus programs (outside of the PLA1 zone)

² NU 2016 Spring Enrollment Report. Includes 135 CSBS Students and Graduate Programs Housed in the 6710 building, outside of the PLA1 Zone lowering the FTE total enrollment in the PLA-1 Zone below the FTE Cap of 1,200 per the current Master Plan. See **Error! Reference source not found.**

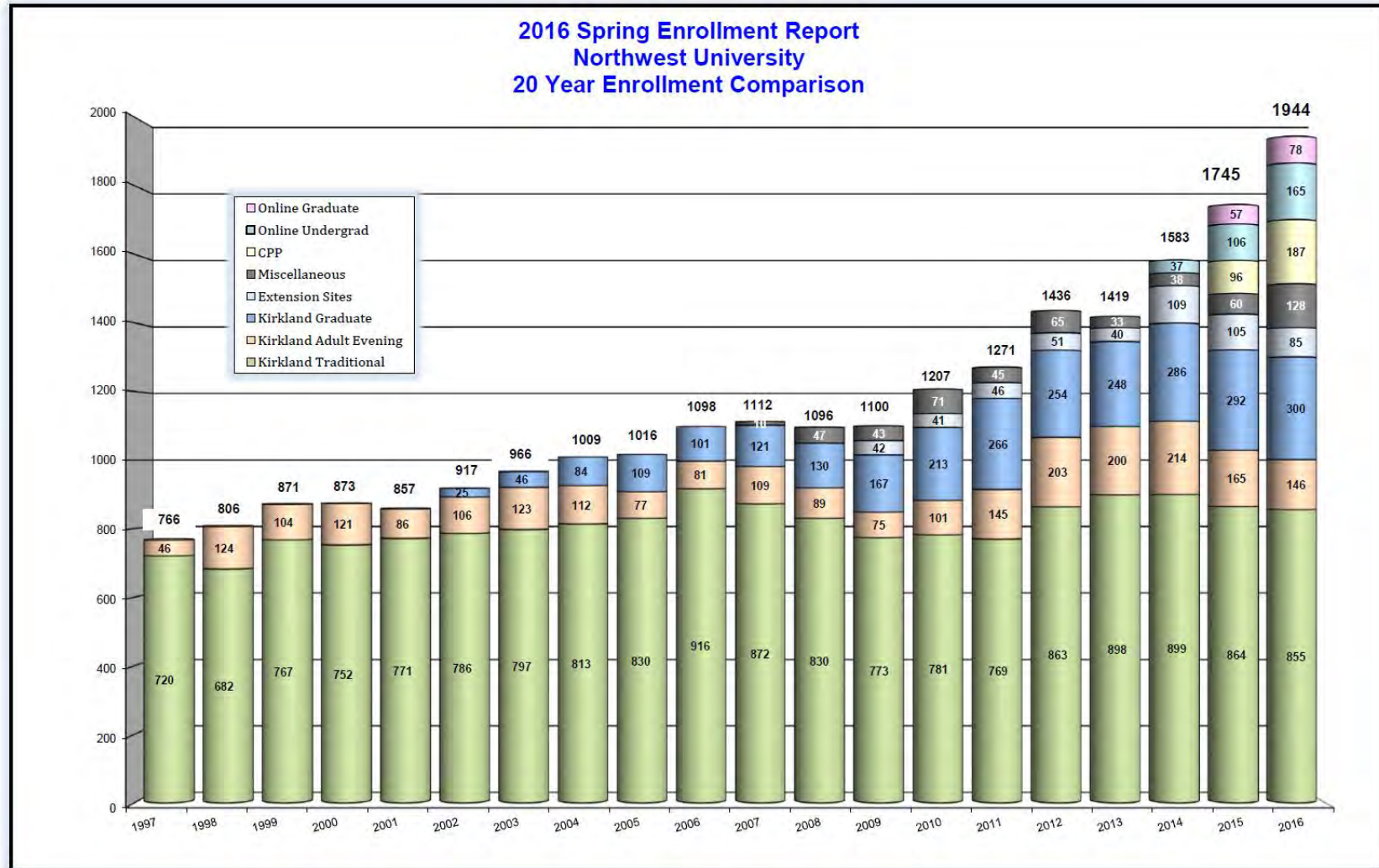
³ NU 2016 Spring Employee & Housing Census

⁴ Includes both Full-Time and Part-Time Faculty

⁵ Includes both Full-Time and Part-Time Staff

⁶ Not all of the Adjunct Faculty & Instructors work at the Kirkland Campus. Total includes Church Partnership Sites and Online Programs

Figure 2 - Historic Enrollment Chart



Property

The main campus of Northwest University is located at 5520 108th Ave. N.E., Kirkland, WA 98033 and encompasses several parcels that together make up the PLA-1 zone within the City of Kirkland (*See Figure 6- Existing Campus Map*). The PLA-1 zone is bordered to the North, West and South by RS 8.5 single family zoning and to the East by the I-405 corridor and additional RS 8.5 single family zoning (*See Figure 8 - Partial Zoning Map*). The land use patterns that surround the campus are largely single family residential, but also include the I-405 corridor to the east, and the Puget Sound Adventist Academy and Emerson High School to the South and West (*See Figure 9 - Partial Comprehensive Land Use Map*).

The property in the PLA-1 zone totals 54.42 Acres (2,370,649 SF)⁷ of land and includes some improved and unimproved public right-of-way. The property slopes towards the West with partial views of Lake Washington and the Olympic mountains. Approximately 14.5% of the campus is covered with second growth trees, portions of which have understory growth. There are steep slopes that occur on the eastern most portion of the campus between the F.I.R.S. housing units and the athletic fields with slopes between 40% and 60% with a maximum toe to top elevation of 16'. These slopes were largely artificially created during the construction of the Seahawks practice facility and appear, in fact, to include engineered stabilization of the slopes. Rockeries and benching of the slopes is evident in *Figure 5 - 1986 Aerial View of Newly Constructed Seahawks Facility*. A Class B stream called College Creek flows in underground conveyances through much of the campus, with a portion of the creek daylighting near the Chapel and again in the flow control improvements south of the residence halls (Guy/Crowder/Perks). See both *Figure 10 - Partial Sensitive Areas Map* and *Figure 11 - Partial Landslide Hazard Map*

All development on the campus is regulated through the PLA-1 zoning, which is established and updated through a Master Plan process and enacted through a Process IIB zoning permit. The current PLA-1 zoning and master plan is proposed to be revised and updated in 2016-2017. The current Master Plan expired in 2010 and Northwest University is required to adopt a new Master Plan prior to undertaking any substantial development on the campus.

Total Acres in PLA-1: 54.42 Acres

Total SF Area in PLA-1: 2,370,649 SF

Legal Description: See Appendix A

Total Buildings: 18 Building Types, 31 Total Buildings

Total Gross Floor Area of all Buildings: 498,436 SF

Total # of Parking Stalls: 1,168

⁷ Calculations based on NU Survey Drawing Completed by Plog Consulting August 21, 2015

Kirkland Campus History

The University was established in 1934 in Seattle, WA but acquired the original 35 acres of the existing Kirkland campus in 1958 through a Federal Government gift of 23 acres and the purchase of 12 acres for \$30,000.⁸ Prior to Northwest University gaining ownership of the original 35 acre campus property, it was used for barracks by the Federal Government to house nearly 9,000 ship builders engaged in the WWII war effort at the Carillon Point Ship Yard⁹ (*See Figure 3 - 1954 Aerial View with PLA-1 Superimposed*). The Federal Government left the property vacant for approximately ten years between the end of the war effort and the transition of the property to Northwest University. From the 1954 aerial imagery, the Federal Government barracks and facilities is clearly evident while much of the land surrounding the current PLA-1 zone was largely undeveloped with a scattering of farms and rural development. By 1958, all but one of the existing structures on the site had been removed down to the concrete slabs and foundations.¹⁰ The University utilized the only remaining building left over from the Federal Government initially by quickly renovating it beginning on October 5, 1958 with a ground-breaking ceremony.¹¹ Construction also began in 1958-1959 on four additional buildings. Campus development continued during the first half of in the 1960's when the C.C. Beatty Residence Hall, Cafeteria, Presidents Residence and Pavilion were constructed¹². The chapel, considered the heart of the campus, was completed in December, 1965¹³, which the foundation for can be seen in *Figure 4 - 1965 Aerial with PLA-1 Superimposed*. It is evident in the 1965 Aerial imagery that some of the surrounding single family development is beginning to be developed. Both the campus and the surrounding neighborhood continued to develop together during the 1970's and 1980's resulting for the most part in the current pattern and type of land-use evident today.

⁸ Williams, Mary Maxine. (1966). *A History of Northwest College of the Assemblies of God, 1934-1966* (Master of Arts Thesis). University of Washington, Seattle, WA.

⁹ "History" *Carillon Point*, Retrieved June 28, 2016, <http://www.carillon-point.com/about/history/>

¹⁰ Williams, Mary Maxine. (1966). *A History of Northwest College of the Assemblies of God, 1934-1966* (Master of Arts Thesis). University of Washington, Seattle, WA.

¹¹ Ibid.

¹² Ibid.

¹³ Ibid.

Figure 3 - 1954 Aerial View with PLA-1 Superimposed



Figure 4 - 1965 Aerial with PLA-1 Superimposed



Planned Area 1 (PLA-1) zoning was created in 1977 when the Kirkland Comprehensive Plan was adopted allowing for a private college and related facility. In 1979, the first Master Plan was developed and approved for the campus, then called Northwest College. In 1985, the master plan was amended to allow for the development of the Seattle Seahawks training facility which occupied the 12 acre parcel located east of the main campus, but separating the already developed FIRS apartments (*See Figure 5 - 1986 Aerial View of Newly Constructed Seahawks Facility*)

In 1995 a new Master Plan was submitted to expand several buildings and to rezone a portion of land on the North side of campus from RS 8.5 to PLA-1 to build duplexes and expand several buildings on the campus. After a lengthy four year process, a Notice of Approval was issued by the City of Kirkland on October 10, 1999 granting approval of the Master Plan which included a master site plan, conditions of approval and development standards. The approved 1999 plan was amended through a Process IIB permit in 2002 for specific changes necessary to construct the Argue HSC building. A second master plan amendment change of use permit was approved in April, 2009 when the Seahawks vacated the training facility and Northwest University occupied the building and grounds and took over full time use of the 10.26 acres previously used by the Seahawks organization and renamed it the Barton Building. The current master plan approval lapsed in 2010. In subsequent years, zoning violations occurred over use of the athletic fields, each resulting in Northwest University abandoning all use of the athletic fields by outside organizations.

Figure 5 - 1986 Aerial View of Newly Constructed Seahawks Facility



Figure 6- Existing Campus Map

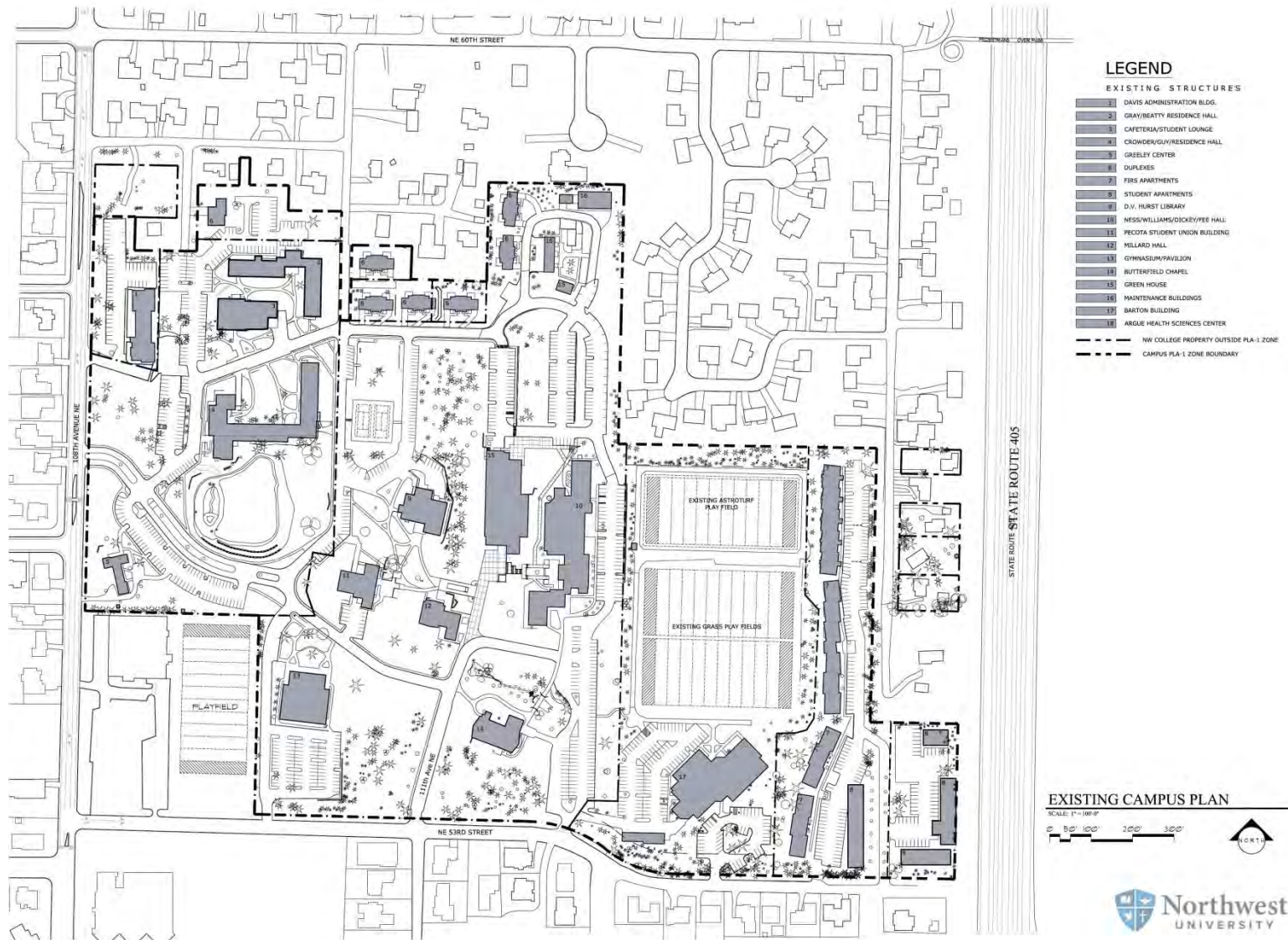


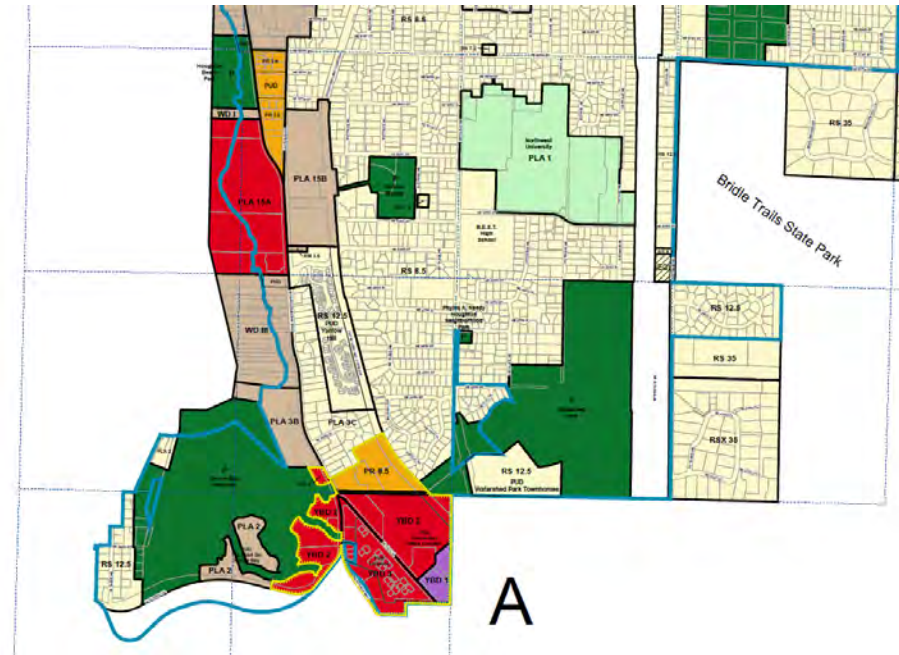
Figure 7 - 2013 Aerial with PLA-1 Superimposed



Figure 8 - Partial Zoning Map



Suffix	(1) Development proposal must be consistent with appropriate neighborhood plan policies, specifically applicable to this property, contained in the Comprehensive Plan and processed through Process IIA.
	(2) Development proposal must be consistent with appropriate neighborhood plan policies, specifically applicable to this property, contained in the Comprehensive Plan.
Development Agreements	(a) Subject to a development agreement per Ordinance No. 3970 passed November 16, 2004.
	(b) Subject to a development agreement per Ordinance No. 4034 passed January 17, 2005



A

CITY OF KIRKLAND COMPREHENSIVE LAND USE MAP

LAND USE CODES

C- COMMERCIAL
IND- INDUSTRIAL
G-US- GREENBELT/URBAN SEPARATOR
LMP- LIGHT MANUFACTURING PARK
TOD- TRANSIT ORIENTED DEVELOPMENT
O- OFFICE
O/MF- OFFICE/MULTI-FAMILY
HDR- HIGH DENSITY RESIDENTIAL
MDR- MEDIUM DENSITY RESIDENTIAL
LDR- LOW DENSITY RESIDENTIAL
I- INSTITUTIONS
P- PARK/OPEN SPACE
BF- BUSINESS PARK
R- ROSE HILL BUSINESS DISTRICT
NRH- N. ROSE HILL BUSINESS DISTRICT
JED- JUNCTION BUSINESS DISTRICT
YU- YARROW EAY BUSINESS DISTRICT

 COMMERCIAL
 INDUSTRIAL
 GREENBELT/ URBAN SEPARATOR
 LIGHT MANUFACTURING PARK
 TRANSIT ORIENTED DEVELOPMENT
 OFFICE
 OFFICE/MULTI-FAMILY
 HIGH DENSITY RESIDENTIAL
 MEDIUM DENSITY RESIDENTIAL
 LOW DENSITY RESIDENTIAL
 INSTITUTIONS
 PARK/ OPEN SPACE
 LAND USE BOUNDARIES
 SUBAREA BOUNDARY
 TOTEM CENTER
 PUBLIC FACILITIES
 PARCEL BOUNDARIES
 PLANNED AREA NUMBER
 LAND USE CODE
 DENSITY (UNITS/ ACRE)

NOTE: UNDER NOT SHOWN, NO DENSITY SPECIFIED
 ○ INDICATES LIGHTER LOW DENSITY

Maps produced January 25, 2013.
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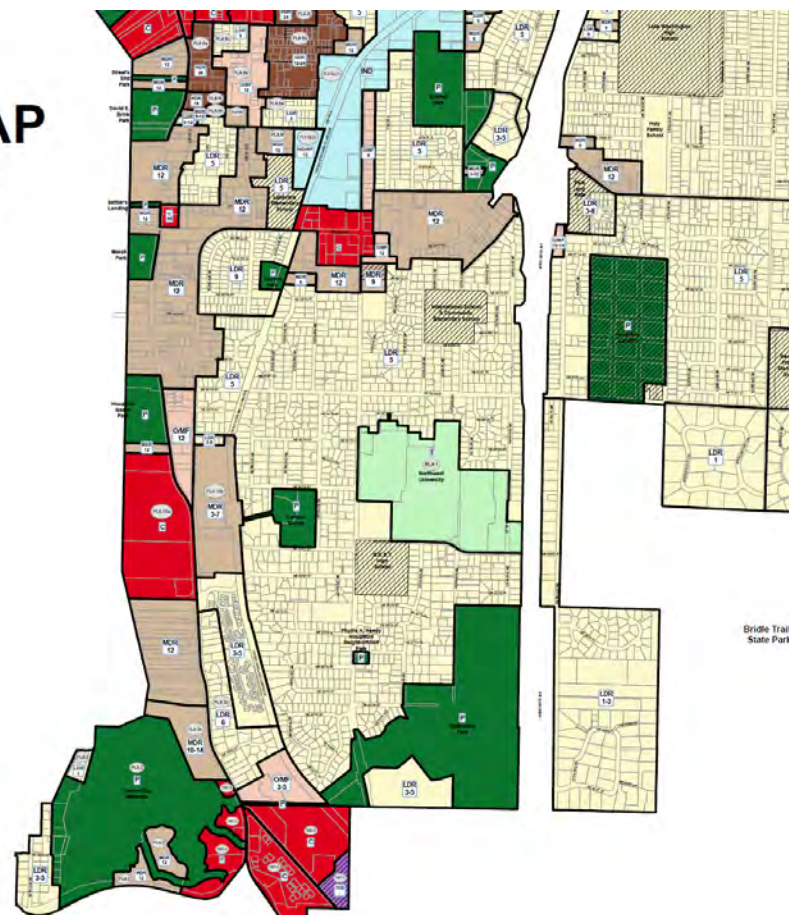
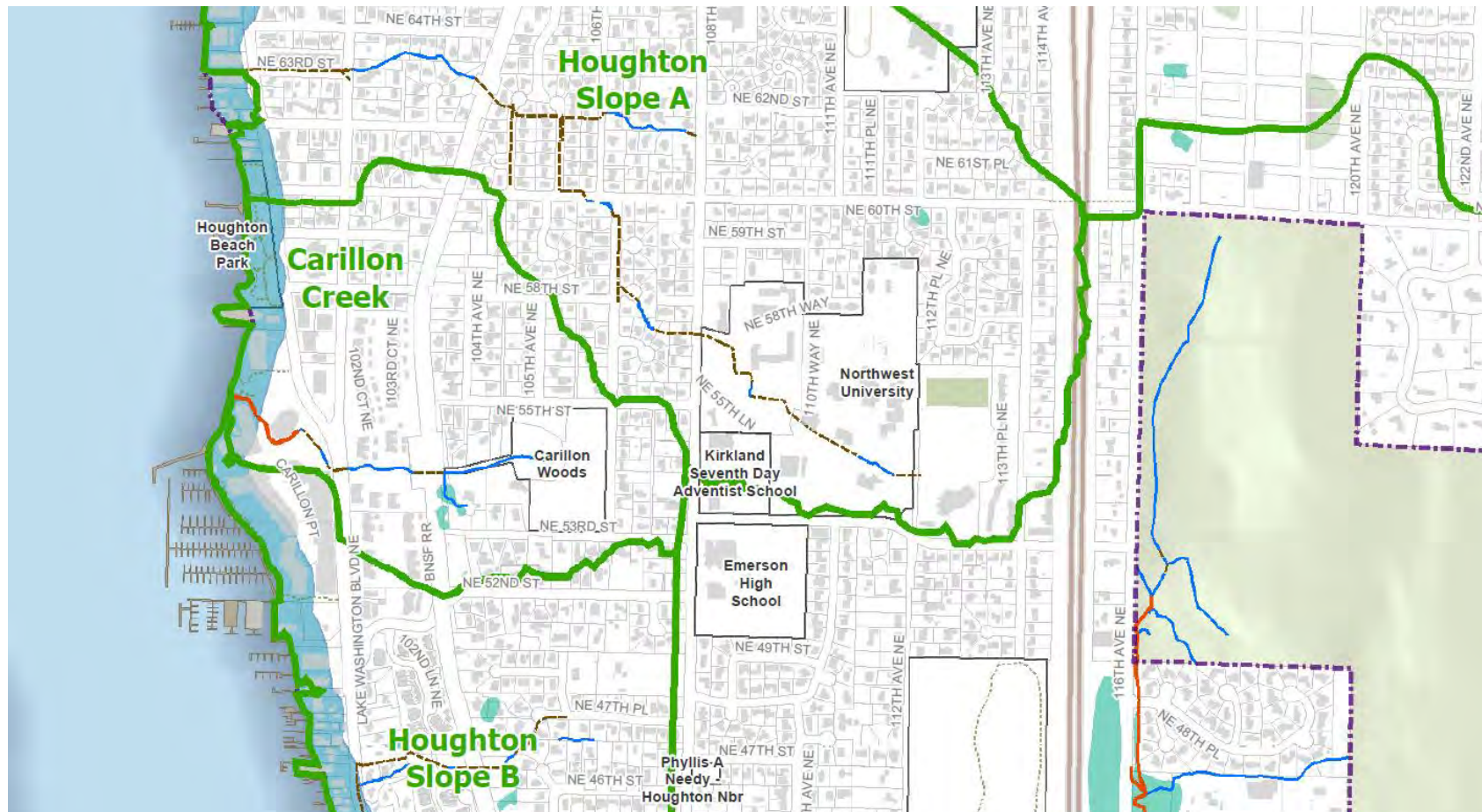


Figure 10 - Partial Sensitive Areas Map



This map shows the area around Carillon Creek, which is highlighted in green. The creek flows from the top left towards the bottom right. To the left of the creek is Houghton Beach Park. To the right of the creek, the area is divided into Houghton Slope A (top) and Houghton Slope B (bottom). Several schools are marked, including Northwest University, International Community School, Taylor Fields, Kirkland Seventh Day Adventist School, Emerson High School, and Phyllis A. Needy Houghton Neighborhood Park. Streets shown include NE 68th St, NE 66th St, NE 65th St, NE 64th St, NE 63rd St, NE 62nd St, NE 61st Pl, NE 60th St, NE 55th St, NE 53rd St, NE 52nd St, NE 49th St, NE 47th Pl, NE 45th St, NE 44th Ave, NE 43rd Ave, NE 42nd Ave, NE 41st Ave, NE 40th Ave, NE 39th Ave, NE 38th Ave, NE 37th Ave, NE 36th Ave, NE 35th Ave, NE 34th Ave, NE 33rd Ave, NE 32nd Ave, NE 31st Ave, NE 30th Ave, NE 29th Ave, NE 28th Ave, NE 27th Ave, NE 26th Ave, NE 25th Ave, NE 24th Ave, NE 23rd Ave, NE 22nd Ave, NE 21st Ave, NE 20th Ave, NE 19th Ave, NE 18th Ave, NE 17th Ave, NE 16th Ave, NE 15th Ave, NE 14th Ave, NE 13th Ave, NE 12th Ave, NE 11th Ave, NE 10th Ave, NE 9th Ave, NE 8th Ave, NE 7th Ave, NE 6th Ave, NE 5th Ave, NE 4th Ave, NE 3rd Ave, NE 2nd Ave, NE 1st Ave, NE 1st Pl, NE 2nd Pl, NE 3rd Pl, NE 4th Pl, NE 5th Pl, NE 6th Pl, NE 7th Pl, NE 8th Pl, NE 9th Pl, NE 10th Pl, NE 11th Pl, NE 12th Pl, NE 13th Pl, NE 14th Pl, NE 15th Pl, NE 16th Pl, NE 17th Pl, NE 18th Pl, NE 19th Pl, NE 20th Pl, NE 21st Pl, NE 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Existing Building Inventory

The existing building stock on the campus is a mix of structures ranging in age from over 50 years old to the most recent HSC building completed in 2007. See *Table 1 - Existing Building Inventory* for existing GSF.

Table 1 - Existing Building Inventory

Building Number	Building	Gross Square Feet			Units			Parking Stalls			IBC Use	Approx. Year Built
		Existing	Proposed Additional	Total	Existing	Additional	Total	Existing	Additional	Total		
1	Davis	16,800		16,800			0	45		45	B	1970's
2	Gray/Beatty	44,400		44,400	105		105	188		188	R-2	1970's
3	Caf (DiningHall)	11,500		11,500			0				A-2	1970's
4	Crowder, Guy, Perks	68,400		68,400	159		159				R-2	1978
5	Greely Center	2,930		2,930			0	74		74	B	1960's
6	Family Residence (Duplexes)	28077		28077	14		14	28		28	R-3	2000
7	FIRS Apartments	87,869		87,869	78		78	135		135	R-2	1970's
8	Student Apartments	24,960		24,960	32		32	55		55	R-2	2000
9	Library	28,200		28,200			0	66		66	A-3	1977
10	Ness Academic Center	33,400		33,400			0	59		59	B	1970's
11	Pecota Center	7,400		7,400			0	32		32	B	1980's
12	Millard Hall	15,000		15,000			0	26		26	B	1970's
13	Pavilion	23,460		23,460			0	77		77	A-4	1970's
14	Chapel/Classrooms Music	14,334		14,334			0	88		88	A-3	1960's

15	Green House	927		927			0	0		0	U	2002
16	Maintenance / Shop Bldgs	10,639		10,639			0	15		15	B	1980's
17	Barton Admin.	34,704		34,704			0	138		138	B	1986
18	Argue HSC	45,436		45,436			0	127		127	B	2007
	Totals	498,436	0	498,436	388	0	388	1153	0	1153		

Master Plan: Proposed Update Overview

Overview

Northwest University proposes to pursue a comprehensive Master Plan update with the goal of providing a clear vision of the future for the campus, including proposed buildings and campus improvements. Initial work on the master plan update began in the fall of 2014 with the initial plan being developed in 2015. Once the initial master plan proposal was put together, Northwest University engaged in robust public outreach program to both communicate to the constituents and community the vision as well as to listen for comments and suggestions to improve the master plan update proposal. A summary of the outreach efforts can be found in *Appendix A : Public Outreach and Response Summary* and a full outreach and public comment report has been prepared and will be submitted for inclusion in the public record of the master plan update. Application for a Process IIB Zoning Permit will be made in mid-2016 with the goal of adopting a new master plan for the PLA 1 zone in 2017. A summary of the main goals of the Master Plan update are as follows:

1. Complete Revision to the proposed buildings, additions and campus improvements, totaling 364,910 GSF of net new construction. The improvements proposed are summarized below. **While the improvements are characterized as ‘phases’, the order in which improvements are actually undertaken may vary from the proposed order and dates presented in the master plan submittal.**
 - a. Phase 1 - New 6-Court Indoor Tennis Center, including new parking garages below.
 - b. Phase 2 - New Gymnasium Pavilion replacing the existing Pavilion, including new parking garage below.
 - c. Phase 3 - New Welcome Center replacing the existing Pecota Center building, including new parking garage below.
 - d. Phase 4 - New 300 bed Residence Hall.
 - e. Phase 5 – Athletic Field Improvements including new AstroTurf and lighting with New Field House and bleachers at the athletic fields.
 - f. Phase 6 - Additions to the Chapel.
 - g. Phase 7 - New Fitness Center, including new parking garage below.
 - h. Phase 8a –Ness Academic Center, replace Fee Hall.
 - i. Phase 8b – Ness Academic Center, replace Williams & Rice Hall.
 - j. Phase 8c – Ness Academic Center, replace Bronson Hall.
2. New shared use of the athletic fields allowing for public access to this currently restricted campus amenity. Shared use of the athletic fields is proposed to be regulated by a field use policy as detailed in the *Shared Use of Athletic Fields on page 37*.
3. Reduced setback and planting buffer requirements to 10’ along shared property lines with the Puget Sound Adventist Academy.
 - a. All other setback and planting buffer requirements shall remain unchanged at 30’.
4. Alteration of campus access onto NE 53rd by realigning 111th Way NE to the East to accommodate the proposed Tennis Center.
5. Modifications to height limits above Average Building Elevation (ABE). ABE equals the weighted average elevation of the topography prior to any development activity under the footprint of a building.

- a. Increased height limit to 60' above ABE for the Residence Hall, a 20' increase to the current height limit of 40' ABE for structures located greater than 100' from the PLA-1 boundary.
 - b. Increased height limit to 50' above ABE for the tennis center building, a 10' increase to the current height limit of 40' ABE for structures located greater than 100' from the PLA-1 boundary.
 - c. Allow 40' above ABE for Pavilion, a 10' increase to the current height limit of 30' ABE for structures located less than 100' from the PLA-1 boundary.
 - d. All other areas of campus are proposed to remain as currently regulated at 30' above ABE within 100' of the PLA 1 boundary and 40' above ABE for all other areas.
6. Revision to proposed traffic patterns and traffic plan. See the Traffic Impact Analysis.
7. Provide a net gain of 250-350 parking stalls through development of parking garages under proposed new structures and surface parking lots.
8. Clarify FTE cap of 1,200 to mean 1,200 maximum on-campus resident students allowing for total enrollment growth that excludes students and programs not located within the PLA-1 zone, online programs, off-campus church partnership programs, commuter students and evening and weekend programs.
9. Adoption of the updated Master Plan that includes a 20 year approval period.

See *Figure 12- Proposed Master Plan* for proposed Master Plan improvements. See *Table 2 - Master Plan Proposed Building Inventory* for proposed new buildings and net changes to total campus GSF.

Figure 12- Proposed Master Plan

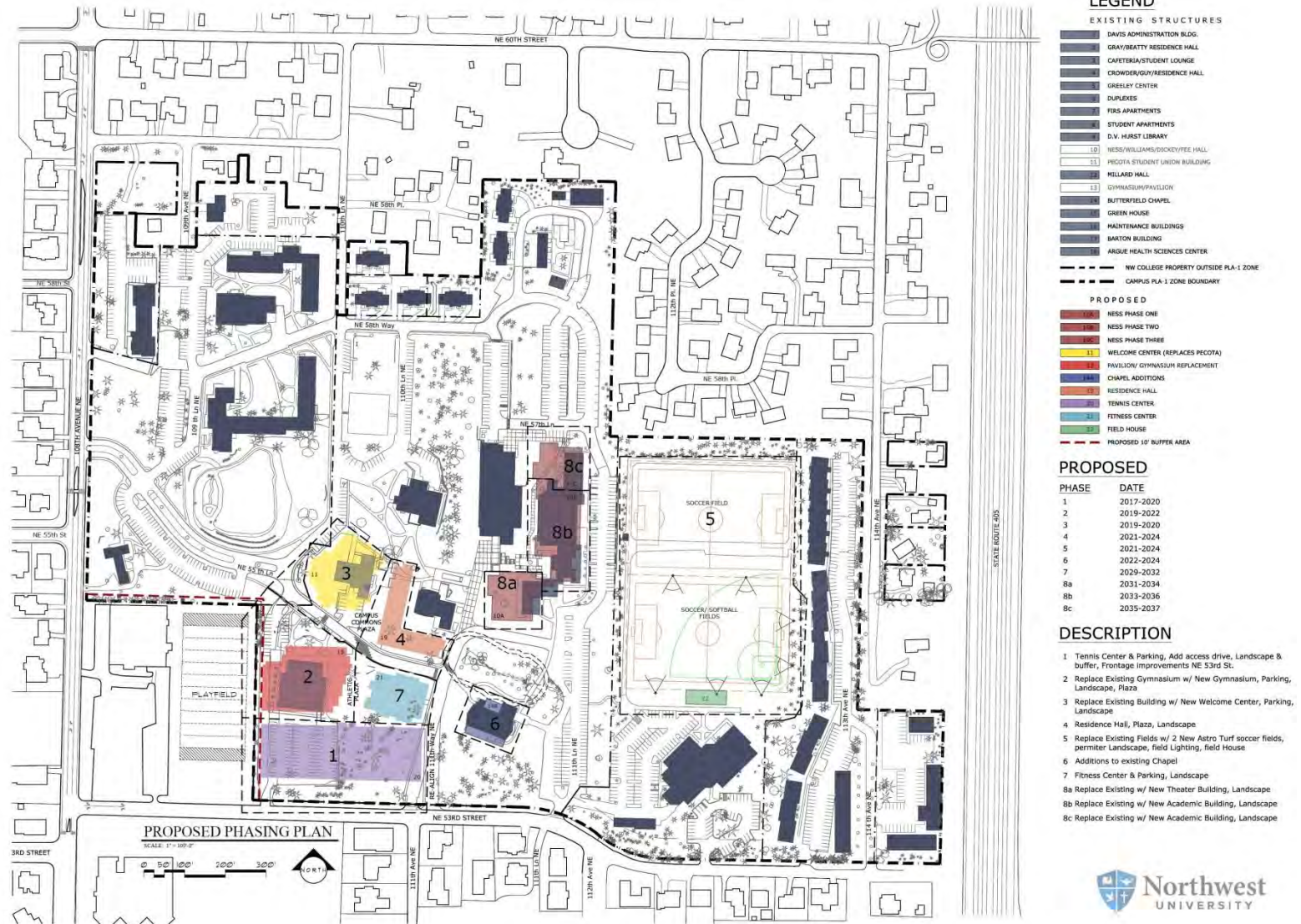


Table 2 - Master Plan Proposed Building Inventory

Bldg. #	Building	Gross Square Feet				Units			Parking Stalls			2012 IBC Use	2012 Constr. Type	Approx. or Estimated Year Built
		Existing	Add'l	Proposed Under Bldg. Parking	Total	Existing	Add'l	Total	Existing	Add'l	Total			
1	Davis	16,800	0		16,800			0	45		45	B	VB	1970's
2	Gray/Beatty	44,400	0		44,400	105		105	188		188	R-2	VA	1970's
3	Caf (DiningHall)	11,500	0		11,500			0				A-2	VB	1970's
4	Crowder, Guy, Perks	68,400	0		68,400	159		159				R-2	VA	1962, 1978
5	Greely Center	2,930	0		2,930			0	74		74	B	VB	1960's
6	Family Residence Duplexes	28,077	0		28,077	14		14	28		28	R-3	VB	2000
7	FIRS Apartments	87,869	0		87,869	78		78	135		135	R-2	VA	1970's
8	Student Apartments	24,960	0		24,960	32		32	55		55	R-2	VB	2000
9	Library	28,200	0		28,200			0	66		66	A-3	VA	1977
10	Ness Academic Center	33,400	-33,400		0			0	59		59	B	removed	1970's
11	Pecota Center	7,400	-7,400		0			0	32	-32	0	B	removed	1980's
12	Millard Hall	15,000	0		15,000			0	26		26	B	VA	1970's
13	Pavilion	23,460	-23,460		0			0	90	-90	0	A-4	removed	1970's
14	Chapel/Classrooms Music	14,334	3,000		17,334			0	88		88	A-3	VB	2019 to 2020
15	Green House	927	0		927			0	0		0	U	VB	2002
16	Maintenance / Shop Bldgs	10,639	0		10,639			0	15		15	B	VB	1980's

17	Barton Admin.	34,704	0		34,704			0	138		138	B	IIB Sprinklers	1986
18	Argue HSC	45,436	0		45,436			0	127		127	B	IIB Sprinklers	2007
10	Ness Replacement	0	70,910	0	70,910			0	0	0	0	A-3	VA Sprinklers	2031 to 2037
11	Welcome Center	0	43,320	18,600	61,920			0	0	70	70	A-2	IV Sprinklers	2021 to 2024
13	Pavilion/Gymnas ium	0	37,950	19,970	57,920			0	0	95	95	A-4	IIA Sprinklers	2019 to 2022
19	Residence Hall	0	85,060	0	85,060		172	172	0	0	0	R-2	IIB	2021 to 2024
20	Tennis Center	0	59,250	55,350	114,600				0	161	161	B	IIIA Sprinklers	2017 to 2020
21	Fitness Center	0	21,390	10,870	32,260			0	0	56	56	B	VA	2029 to 2032
22	Field House	0	3,500	0	3,500			0	0	0	0	B	VB	2022 to 2024
Totals		498,436	260,120	104,790	863,346	388	172	560	1,166	260	1,426			

Figure 13 - Proposed Phasing



Proposed Buildings, Additions and Campus Improvements

Proposed buildings, additions and campus improvements are presented in a conceptual manner. The renderings, plans and building descriptions are provided as general descriptions of what is proposed. The final designs for each project included in the master plan may vary from the conceptual designs presented including the exterior finishes, building footprint, and architectural character of each project. Deviations from the proposed conceptual designs for the master plan are allowed to be administratively approved and subject to the criteria of KZC 45.60.3. During future building permit reviews for any proposed project under the master plan, the City of Kirkland will review the final design for conformance to the master plan and determine if any deviations proposed comply with the criteria of KZC 45.60.3. Deviations outside of criteria in KZC 45.60.3 will require a new master plan process and IIB zoning permit process prior to building permit issuance.

Phase One : Tennis Center

Overview

Northwest University in partnership with Northwest High Performance Tennis proposes to develop and operate a new shared use six-court indoor tennis center. The structure is proposed to be located in the Southwest corner of the PLA-1 zone, immediately East of the Puget Sound Adventist Academy and adjacent to NE 53rd Street. The bulk and mass of the structure is proposed to be modulated into three volumes as the building steps up the hill to the East. There will be two volumes containing three courts each with a central spine connecting the two volumes that houses the supporting spaces for the facility. The supporting spaces include reception, offices, locker rooms, storage, and café, mechanical and viewing areas. Pedestrian access to the tennis center will be from the new Athletic Plaza to the North. Vehicle access for the building is provided by existing drives on the NU campus to the North of structure and from NE 53rd via the existing drive located at 110th Way NE. Parking is proposed to be provided under the structure in a new parking garage that will accommodate approximately 150 or more parking stalls, increasing parking capacity on campus.

The building design considers the potential to include solar panels on the south facing roof slopes. The 3:12 roof slope design can accommodate solar panels with good solar orientation and access on the south sloping roofs that can provide several benefits which include reduced demand on the utility power grid, sustainable benefits and reduced operating costs.

Conceptual drawings of the proposed Tennis Center are included with the Master Plan drawing set in *Appendix B : Master Plan Drawings*. Please also see *Appendix C : Why Tennis*.

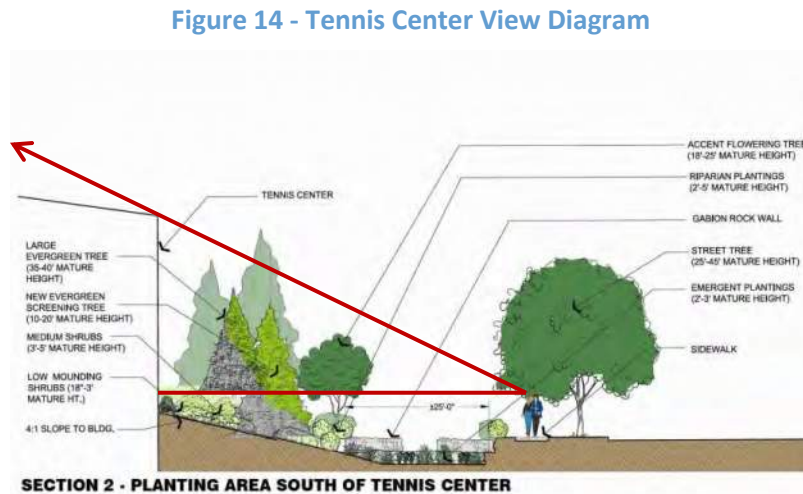
Location on Campus

The tennis center is located in such a way as to preserve the most open space as possible on the campus. Early consideration was given to other locations that would result in greater loss of open space. In fact, the proposed location allows almost half of the proposed footprint of the tennis center to be over the existing Pavilion surface parking lot resulting in less loss of open space. Likewise, the proposed location clusters similar athletic functions of the University with the Pavilion and proposed Fitness Center. Additionally, the location of the tennis

center minimizes frontage to residential areas, since well over half of the frontage of the proposed tennis center is to BEST High School property across the NE 53rd street right-of-way. The proposed location also provides a de-facto additional 60' of separation across NE 53rd to the nearest residential property for a total of over 90' of separation (30' minimum buffer + 60' R.O.W.) further minimizing any adverse impact of the facility.

Building Height

Tennis facilities require minimum ceiling clearances for regulation play. Specifically, the minimum USTA clearance over the center net is 36'. In order to achieve the clearances necessary for the tennis center, the height of the building is required to be 50' ABE. The reason for the proposed increase in height is twofold. First, the Kirkland Zoning measures building height is from Average Building Elevation, which is defined in KZC 5.05.045 as "The weighted average elevation of the topography, prior to any development activity... under the footprint of a building as measured by delineating the smallest rectangle which can enclose the building footprint and then averaging the elevations taken at the midpoint of each side of the rectangle...". The topography at the proposed tennis center slopes up from approximately 322' elevation



at the West to 352' at the east, a gain of 30' in elevation. The calculated ABE for the proposed facility is 334.75', or approximately the existing grade at the middle of the building. Measuring from ABE, the upper courts to the east, which is stepping up the hill, will require a height limit of 50' using this methodology, even though the clearance over the net at the upper courts is still 36'. Secondly, the tennis center is proposed to have a full parking garage under the facility. The parking garage is semi-engaged into the hill so that, on average, the garage is recessed into the ground 8'-10' (ranging from a minimum of 0' on the west up to 22' on the east). Removing the parking garage from below the facility would reduce the necessary height of the structure, but would require additional parking elsewhere on the campus that would be deleterious of open space.

While the facility requires the proposed additional height increase, the design of the proposed tennis center is intended to minimize the perceived height of the structure. The roof is structured with a 3:12

roof slope, so it is only the peak of the roof that approaches the proposed 50' height limit while allowing the minimum 36' interior ceiling clearance, and that only on the Eastern portion of the building. The proposed tennis center steps down the hill to minimize the overall perceived height of the structure. The Western portion of the tennis center has a proposed roof peak that is approximately 12" over the 40' height limit currently allowed in this location. The proposed height limit increase is to accommodate the Eastern portion of the building as it steps up the slope. Additionally, a view diagram has been produced demonstrating how, from the street, the perceived height will be to the

eaves and not the peak of the roof, see *Figure 14 - Tennis Center View Diagram*. The heights of the eaves fronting NE 53rd vary from approximately 36' at the west to 16' at the east. An artist's impression of the facility has been produced showing the street view of the tennis center, including the proposed planting buffer and screening; see *Figure 16 - Tennis Center Proposed Street View*.

Associated Improvements and Project Information

Additional improvements proposed with the Tennis Center include undergrounding existing overhead utilities along the North side of NE 53rd Street. The undergrounding utility work is proposed to begin at the existing utility pole located at the NE corner of NE 53rd and 108th Ave and continue east to the existing utility pole located just west of the existing campus drive located at 111th Lane NE near the Chapel. Storm water improvements are also proposed to include a rain garden in the buffer area between the PLA-1 boundary to the south at the NE 53rd Right-of-Way and the building. The average buffer distance for the structure is 36', which represents a 20% increase over the minimum 30' buffer typical on the campus and in previous Master Plans. Along with the rain garden improvements, the buffer is proposed to be densely planted to provide dense vegetative screening within 5-10 years. See *Figure 15 - Tennis Center Existing Street View* for the existing street view of the Tennis Center site. See *Figure 16 - Tennis Center Proposed Street View* for the proposed street view of the Tennis Center with the proposed buffer and frontage improvements.

New storm water vaults are proposed for storm water flow control purposes, since the tennis center storm water will connect to existing facilities in the NE 53rd right of way.

Six courts is in keeping with expected minimums for a College Campus Facility. From the 2015 USTA/ITA Small College Regional Championship Tournament Directors Handbook: Number of Courts (emphasis added): Ideally, for outdoor play (with a larger than 64/32 draw) a minimum of 12 courts should be available for use. **For indoor play there should be a minimum of six indoor courts** for a 64/singles 32 doubles draw (emphasis added).

Regarding the development of the tennis facility in partnership with NWHPT, 'Play Facilities' are allowed through a IIB zoning permit (KZC 45.20.070), which is the process through which the new master plan will be adopted. In KZC 05.140, The City of Kirkland defines Play Facilities to be "Commercial Recreation Area and Use" specifically they are "A commercial recreational facility, including swimming pools, tennis courts, play facilities and/or other similar uses." This is an allowed use if adopted through the Master Plan process.

Figure 15 - Tennis Center Existing Street View

Existing Tennis Center Site Street View



Existing Mature
Trees to Remain

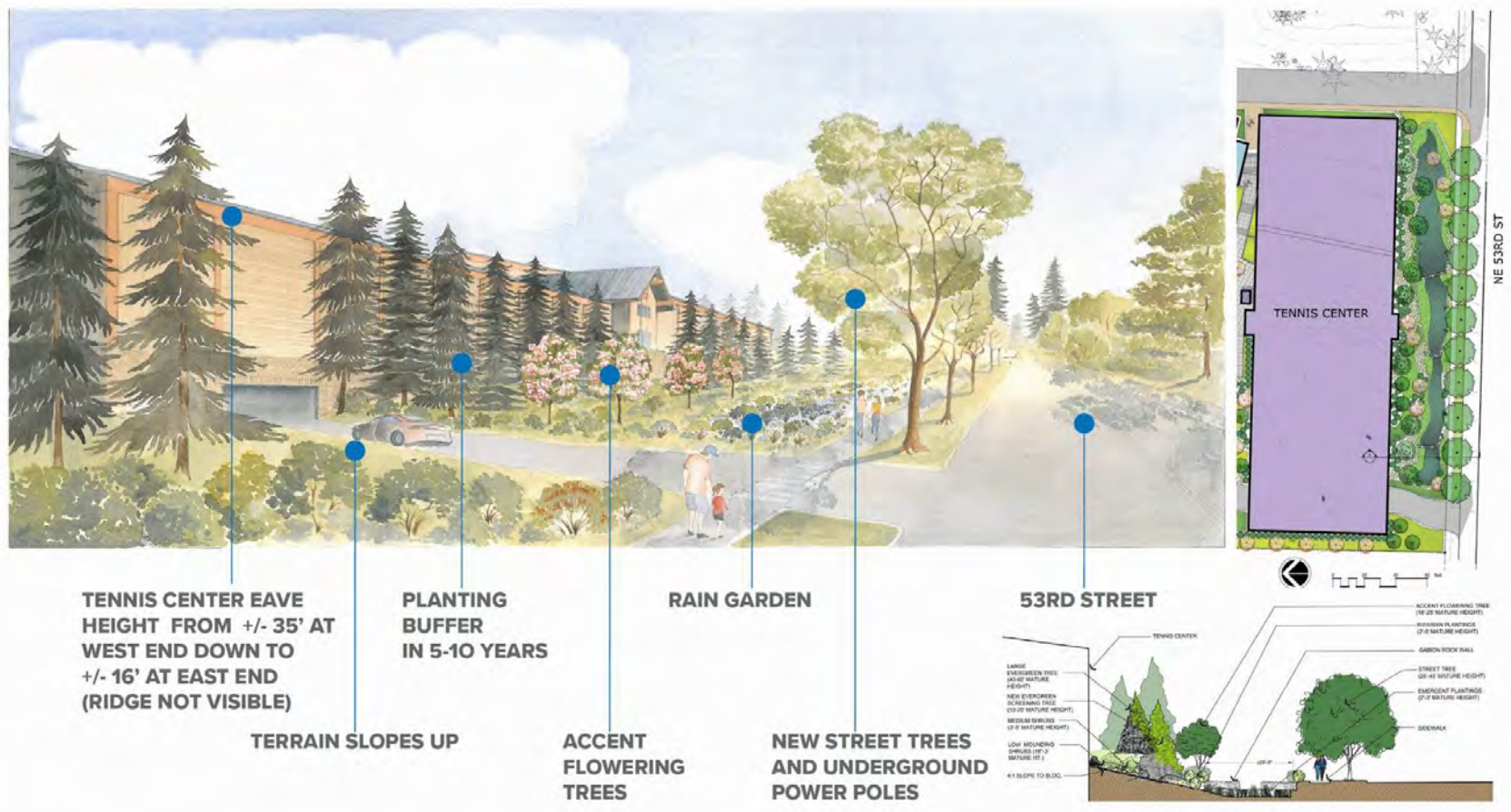
110th Way NE

Some Trees
to be
Replaced

New Street Trees
& Underground
Utilities

NE 53rd

Figure 16 - Tennis Center Proposed Street View



Phase Two : New Gymnasium Pavilion

Overview

A new multi-use three-court basketball pavilion configurable to a center court arena is proposed to replace the existing single court basketball pavilion in the same location. Northwest University has a long tradition of both men's and women's basketball programs and women's volleyball. Plans for the new gymnasium will build on the history of success NU basketball and volleyball programs have enjoyed. The existing pavilion is over 40 years old and does not adequately serve the needs of the university and its athletic programs.

The new Pavilion is proposed to include flexible configuration to provide either a three-court practice configuration or a central single-court arena style configuration with seating for approximately 900 when proposed retractable seating is extended. The existing pavilion does not have adequate seating for spectators and is not suitable to host games where a larger viewing audience is expected. In addition to the new basketball courts, new men's and women's locker rooms are proposed, along with sports training and therapy facilities and new athletic offices to consolidate the NU coaching staff for all athletic programs.

A new parking garage is proposed under the pavilion that will provide parking for approximately 95 parking stalls and will provide access to additional parking proposed under the athletic plaza and fitness center. The athletic plaza will be constructed either with the Pavilion or with the Fitness Center.

The building design considers the potential to include a green roof. The flat roof design can accommodate a green roof assembly and may provide several benefits which include mitigation of storm water runoff through filtering and holding capacity of the green roof, aesthetic benefits for the proposed residence hall overlooking the building and potential energy savings in the building with improved thermal performance of the roof assembly.

NU also proposes to include limited shared use of the pavilion, with all NU athletic programs preempting all shared use.

Location on Campus

The pavilion is proposed to be located in the current location of the existing gymnasium pavilion.

Building Height

The building is planned to conform to a 40' ABE height limit. The current master plan requires that structures within 100' of the PLA-1 boundary conform to a 30' ABE height limit. Approximately 1/3 of the proposed facility extends into the 100' height buffer to the west. A 40' ABE height limit is proposed for this entire structure. This is also in the location of the proposed buffer reduction between the NU campus and the Puget Sound Adventist Academy shared boundary. See *Reduced Puget Sound Adventist Academy Buffer*, page 39.

Associated Improvements and Project Information

A new surface parking lot is proposed to replace the existing surface parking to the North of the proposed pavilion on 110th Way NE. This parking lot is proposed for visitor parking and will include a new pedestrian oriented connection to the Welcome Center. A proposed rain garden to the North of the building will also provide storm water management and water quality improvement to run-off.

Phase Three : New Welcome Center

Overview

A new welcome center is proposed to house a new campus cafeteria, teaching kitchen, banquet facilities to accommodate events up to 450 people, board room, University Presidents suite, admissions offices and a commercial kitchen to support the cafeteria and banquet uses as well as a parking garage on the lower level accommodating approximately 70 new parking stalls.

The existing cafeteria and Pecota Student Union buildings are both over 40 years old and in need of replacement to serve the needs of the University. The existing functions in the Café and Pecota Student Union Building will be combined in the new building. The existing dining hall reaches capacity with the current campus population, even with strategies to stagger dining times. With the proposed addition of the new Residence Hall, it is anticipated the existing café will not accommodate the need. Additionally, the University hosts several banquet functions per year which currently need to be hosted off campus since there are not adequate banquet facilities on campus. Banquet functions and activities typically are in the evening and will occur during off-peak hours. Including the University Presidents offices in the building will locate the office of the President in the campus core, making it more accessible to the University community.

Location on Campus

The building is proposed to be designed as the anchor building for the campus core located in a prominent location at the end of the main entrance to the campus from 108th Ave.

Building Height

The design of the Welcome Center is proposed to conform to the existing 40' ABE height limit for structures greater than 100' away from the PLA-1 boundary.

Associated Improvements and Project Information

The building design considers the potential to include a green roof. The flat roof design can accommodate a green roof assembly and may provide several benefits which include mitigation of storm water runoff through filtering and holding capacity of the green roof, aesthetic benefits for the proposed residence hall overlooking the building and potential energy savings in the building with improved thermal performance of the roof assembly.

The building will connect to a new Campus Commons Plaza to the east providing a much needed campus amenity for informal outdoor gathering space. The plaza is oriented to the south providing solar access and a strong connection to the athletic plaza and buildings. The plaza will connect to new pedestrian paths to the North that will be integrated into the existing network of pedestrian pathways on the

campus. Lastly, a rain garden is proposed to the North of the building to provide additional storm water treatment and handling further reducing demand on the storm water system on and around the campus.

Phase Four : New Residence Hall

Overview

A new six story residence hall is proposed to provide an additional 300 beds on campus, student lounges, and laundry facilities along with offices and support spaces for student life and campus ministries. Currently, the existing residence halls provide 514 beds and on-campus apartments provide an additional 140 beds for a total current capacity on campus of 654 beds. With the new residence hall, the total capacity on campus will be approximately 954 beds. The new residence hall is proposed to both accommodate projected residential student population growth as well as provide housing for students potentially displaced by renovations to the existing residence halls. Many of the existing residence halls are in poor condition and in need of renovation. Renovation of these existing facilities is impeded by the need to not displace the current residential student population.

The new residence hall is proposed to also include student life and campus ministries offices. Consolidating these offices on the lower floor of the residence hall will centralize these resources and personnel to the campus core and provide improved services to the students on campus.

Location on Campus

The residence hall is proposed to be located immediately east of the welcome center and providing the east boundary to the new campus commons plaza. Adjacency to the proposed welcome center dining hall, as well as the existing academic core of the campus in the HSC Argue building and Ness Complex were considered in locating the residence hall. Additionally, adjacency to the athletic facilities clustered around the new pavilion provide the new residence hall with a location with centralized access to the whole of campus activities.

Building Height

The proposed building height is 60' ABE, which represents a 20' increase to the current height limit of 40' ABE for structures located greater than 100' from the PLA-1 boundary. The increased height is sought for the purpose of preserving open space on the campus. With the proposed height increase, the building is not anticipated to block any existing views, nor have an absolute height that is higher than the existing HSC Argue building. See *Figure 17 - View Study* on page 40. Additionally, the building is located central to the campus with a minimum distance to the PLA-1 boundary of about 300' and a minimum distance to the nearest residential property of over 420'.

Associated Improvements and Project Information

The residence hall will connect to the campus commons plaza to the west that is proposed to be constructed as part of the Welcome Center phase. Additional landscaping, sidewalk and site improvements are proposed to be included with the new Residence Hall phase.

Phase Five : Athletic Field Improvements

Overview

The existing athletic fields are proposed to be improved with new turf surfacing for both the north and south fields and to be reconfigured with two soccer pitches, one on the north field and one on the south field. The reconfiguration will change the current configuration from football fields originally installed for the Seattle Seahawks training facility and will reduce the total number of fields from three (one turf football field and two grass football fields) to two soccer pitches. The south field will also include a softball configuration in the SE corner of the field. Lighting is proposed to be installed on the south field only, with light pole up to 80' tall (lighting will be subject to the shared use policy, see *Shared Use of Athletic Fields*, page 37). Additionally, a new field house with men's and women's locker rooms, public restrooms, sports equipment storage, vending/café services and potential bleacher seating is proposed to be located south of the fields between the fields and the lower Barton parking lot.

Location on Campus

The proposed field improvements are proposed to occur in the same location as the current athletic fields.

Building Height

The new field house is proposed to conform to the existing building height limits of 30' ABE height within the 100' height buffer from the PLA-1 boundary and 40' ABE height outside of the 100' height buffer.

Associated Improvements and Project Information

A new access stair from the Ness complex parking lot is proposed to access the fields to improve access for drop-off and pick up for both shared use activities on the fields as well as Northwest University athletics activities. New storm water vaults are proposed to control storm water flows off of the fields.

Phase Six : Chapel Additions

Overview

Additions to the Chapel are proposed to provide additional storage for chapel functions and activities as well as new 'green room' facilities for visiting presenters and productions.

Location on Campus

Additions are proposed to the existing Chapel facility, both to the north and south.

Building Height

No change to the existing building height is proposed. The proposed additions are conceived as single story.

Associated Improvements and Project Information

None proposed.

Phase Seven : New Fitness Center

Overview

A new fitness center is proposed for athletic training facilities for both campus athletes and students. Additionally, the building is proposed to house various campus recreation facilities such as weight rooms, activity rooms, cardio equipment and athletic program classrooms. Locker rooms and supporting facilities are proposed to be included as well. The Fitness Center is proposed to additionally serve the community through a potential partnership with an operations partner to provide Houghton with access to a fitness training facility. A new parking garage below the facility is proposed to accommodate approximately 56 new parking stalls and will connect to the parking under the athletic plaza and pavilion.

Location on Campus

The fitness center is proposed to complete the athletic building cluster that includes the new tennis center and pavilion. Located to the east of the new athletic plaza and pavilion, it will be accessed from the main campus drive through the parking garage below the pavilion as well as from the athletic plaza.

Building Height

The new fitness center is proposed to conform to the existing building height limits of 30' ABE height within the 100' height buffer from the PLA-1 boundary and 40' ABE height outside of the 100' height buffer.

Associated Improvements and Project Information

The fitness center will include sidewalk, landscape and other miscellaneous site improvements and will connect to the new athletic plaza.

Phase Eight : Three Phase Replacement of the Ness Academic Center

Overview

The Ness complex currently consists of four structures that have been built separately over the years but currently are jointed into one continuous building called the Ness Academic Center. The facility is the main facility on campus for academics and houses numerous academic facilities including classrooms, faculty and staff offices, labs and other academic support spaces. The existing co-joined four buildings include Fee Hall, Williams Hall, Rice Hall and Bronson Hall. The building is currently at capacity and lacks current technologies in building systems and integration, inhibiting the continued development of academic programs and excellence and is proposed to be replaced in a three-phase replacement.

Phase 8a : Fee Hall Replacement

Replacement of the existing south wing of the facility, known as Fee Hall, is proposed to be the first and most ambitious step in the three phase replacement of the facility. The proposed Fee Hall replacement will house faculty offices, class rooms and a new 400 seat theater. The structure will be two stories with a basement. The basement will open onto the existing HSC Argue south plaza and will access both the theater and classrooms. The entry level from the east will access additional classrooms, the theater lobby and the theater itself. The second story will house new faculty and staff offices and support spaces.

Phase 8b : Williams and Rice Hall Replacement

Replacing the existing Williams Hall and Rice Hall with largely be an in-kind replacement of existing facilities of classrooms and support spaces. The replacement structure is proposed to be one story. Williams and Rice Halls occupy what can generally be described as the middle section of the Ness Academic Center, sandwiched between Fee Hall to the south and Bronson Hall to the north.

Phase 8c : Bronson Hall Replacement

Replacement of Bronson Hall at the north end of the Ness Academic Center will be the last phase of the project and is proposed to house in-kind replacement of facilities such as classrooms, faculty and staff offices and support spaces. The addition is proposed to be one story with a basement opening onto the existing north plaza of the HSC Argue building.

Location on Campus

The structures will replace the existing buildings roughly in the same footprint of the current Ness Academic Center. The Fee Hall replacement is proposed to have an expanded footprint to the south and west. The Bronson Hall replacement footprint is proposed to expand to the west.

Building Height

The new phased replacement of the Ness Academic Center is proposed to conform to the existing building height limits of 30' ABE height within the 100' height buffer from the PLA-1 boundary and 40' ABE height outside of the 100' height buffer. The existing Ness Academic Center is all one story above grade and the proposed replacement structures are all proposed to be one story above grade as well, with exception of Fee Hall Replacement at the south end of the complex, which is proposed to be two stories.

Associated Improvements and Project Information

The Ness Academic Center phased replacement will include sidewalk, landscape and other miscellaneous site improvements and will connect to the existing north and south plazas of the HSC Argue building.

Shared Use of Athletic Fields

Under the current master plan conditions, Northwest University use of the athletic fields is restricted to use by Northwest University students, athletes and faculty and staff. Such use permits NU hosting athletic events for league and intramural play, while prohibiting any use of the fields by outside groups or organizations. Northwest University recognizes both the need for additional outdoor recreation space in the community as well as the opportunity to share the athletic fields during times when use by Northwest University is not needed. Recognizing both the current restrictions and the opportunity to work with the community to craft a shared use policy, Northwest University proposes to incorporate shared use of the athletic fields into the proposed master plan.

During the development of the master plan update, Northwest University has pursued multiple avenues to both understand the level of interest and the concerns regarding a shared use policy. These efforts are best summarized in the Outreach Summary Report, but can be summarized here:

- Multiple targeted meetings with the immediate neighbors to the north of the athletic fields.
- Specific discussion of this topic at all open house meetings.
- Meetings with Kirkland Parks, Sports Leagues, Eastside Prep School, Puget Sound Adventist Academy and other interested parties in shared use.
- Including draft field use policies in the open house meetings, neighbor meetings and NU maintained master plan website.

The initial field use policy proposed was to open the fields generally during the hours of 8 AM to 9:30 PM with unrestricted access for outside/shared use and lighting both the north and south fields. Initial mitigation proposed for the north neighbors included enhanced buffer planting, construction of a 6'-8' high solid 'sound wall', installation of new 30' high sports netting and fully fencing the buffer. Mitigation for the community traffic impacts was also assessed. However, in the course of the meetings and carefully considered review of the feedback from concerned interests, Northwest University has modified the proposed field use policy from what was initially considered. The current field use policy and conditions proposed by Northwest University for shared use and improvements to the fields is detailed below:

Northwest University Draft Field Usage Policy

Northwest University Use of Athletic Fields

- The athletic fields can be used for any organized Northwest University (NU) sports team activity, including, games, tournaments, practices, NU sport camps and recruiting efforts, including supervised practices of high school teams.
- The athletic fields can be used for any NU intramural use.
- The athletic fields can be used by guests who have engaged NU for conference services when the conference group is either staying at least one night on the NU campus or eating at least two meals in the NU Cafeteria.

- Other use by NU that facilitates our recruiting, academic and student engagement efforts is permitted.

Outside Community Use of Athletic Fields

- NU may rent or lease the athletic fields to youth sports leagues, or other schools, including K-12 schools. NU may utilize Kirkland Parks and Recreation for assistance in scheduling the fields.
- NU will have scheduling priority over community use of the fields.

Hours

- Team games, practices, tournaments, etc., will begin after 8:00am and must end prior to 9:30pm.
- Individual coaching and use of the fields for fitness training of athletes can occur before 8:00am, as long as conversations and noise are kept to a minimum.
- Outside community use will be limited to no more than 8 hours per day.

Lighting

- NU may light the southern field only. Lights will be for evening use only and will be programmed to turn off at 9:30pm. Lights will be LED lights and focused inward toward the field.
- Lights may be used for any purposes as approved in the field use policy.

Other

- Air horns will not be allowed per posted signage and contractual agreements.
- If speakers are used, they must face the Barton Building rather than face north.
- If there appears to be unauthorized usage of the fields, neighbors should contact the NU Security office at 425.889.5500 to report the potential unauthorized use so it can be investigated promptly.

North Buffer

- Institute an annual maintenance plan with reporting requirements to remove and replace dead or dying plantings, mulch and otherwise care for the existing plantings in the buffer and insure existing plantings are properly irrigated and cared for.
- Install new fencing to fully enclose the buffer, with the only access being through locked maintenance gates.
- Installation of 30' netting to control errant balls.

Changes to the buffer improvements are from input and recommendations of the immediate neighbors to the north. Specifically to not include the 6'-8' high solid 'sound wall', change the proposed buffer planting enhancements to careful maintenance of the existing buffer plantings and fully fence the buffer and north end of the fields as shown on the field drawings to minimize unauthorized access to the buffer

area. See the field drawings in *Appendix B : Master Plan Drawings*. Additionally, a new athletic field access stair is proposed from the parking area east of the Ness Academic Center.

Reduced Puget Sound Adventist Academy Buffer

Northwest University proposed a reduced planting and screening buffer at the shared boundaries with Puget Sound Adventist Academy. Existing conditions reveal minimal to no planting buffer in these areas on both the Northwest University and PSAA side of the boundary. Mown grass and sparse plantings make up the majority of the buffer area. Additionally, Northwest University suggests the similar educational use of the PSAA and NU properties do not require the typical 30' buffer found elsewhere in the Kirkland Zoning Code for disparate uses such as single family and college campuses.

Northwest University proposes to reduce the required buffer and planting area along the shared boundaries with the Puget Sound Adventist Academy to 10'. Plantings along the shared east PSAA boundary are proposed with both the tennis center and pavilion structures and can be seen in the landscape plans.

Northwest University met with the leadership team of PSAA and discussed the proposed buffer reduction. The primary concern was the continued continuity of the fence structure between NU and the PSAA property. NU does not propose to remove or lessen the security fencing between the properties and proposes to continue to work with PSAA to maintain the fencing and appropriate physical barriers between the PSAA property and Northwest University.

Realignment of 111th Way NE

Northwest University proposed to realign 111th Way NE to the east as it joins NE 53rd. The realignment is proposed to accommodate the tennis center facility. Realignment is proposed to occur with the construction of the new tennis facility and will require relocation of some underground utilities and new connections in the NE 53rd right of way.

Height Limit Modifications

Residence Hall

The proposed building height is 60' ABE, which represents a 20' increase to the current height limit of 40' ABE for structures located greater than 100' from the PLA-1 boundary. The increased height is sought for the purpose of preserving open space on the campus. With the

In previously adopted Master Plans, maximum height of some individual structures were permitted to be 60' above finished grade, specifically the Seahawks training 'bubble' structure providing precedent for a 60' ABE building height.

EXISTING STRUCTURES

- DAVIS ADMINISTRATION BLDG.
- GRAYHEATH RESIDENCE HALL
- CAPTAIN/STUDENT LOUNGE
- CHADWICK/RESIDENCE HALL
- LIBRARY CENTER
- BUCKLES
- FORS AMENITIES
- STUDENT AMENITIES
- DAV. MUSEUM LIBRARY
- WESLEYAN/DAVIS/STUDENT HALL
- PEPPER STUDENT UNION BUILDING
- WILLARD HALL
- STEWART/STUDENT CENTER
- BUTTERFIELD CHAPEL
- GREEN HOUSE
- MAINTENANCE BUILDINGS
- WATSON BUILDING
- WESLEYAN/STUDENT CENTER
- NEW COLLEGE PROPERTY OUTSIDE PL-1 ZONE
- CAMPUS PL-1 ZONE BOUNDARY

PROPOSED

- WESSE PHASE ONE
- WESSE PHASE TWO
- WESSE PHASE THREE
- WELCOME CENTER (REPLACES PEPPER)
- PROVIDING COMMUNITY REPLACEMENT
- CHAPEL ADDITIONS
- RESIDENCE HALL
- STUDENT CENTER
- STUDENT CENTER
- FIELD HOUSE
- PROPOSED UP ROOF AREA

VIEW IMPACT ANALYSIS

1" = 50' HORIZONTAL
1" = 10' VERTICAL

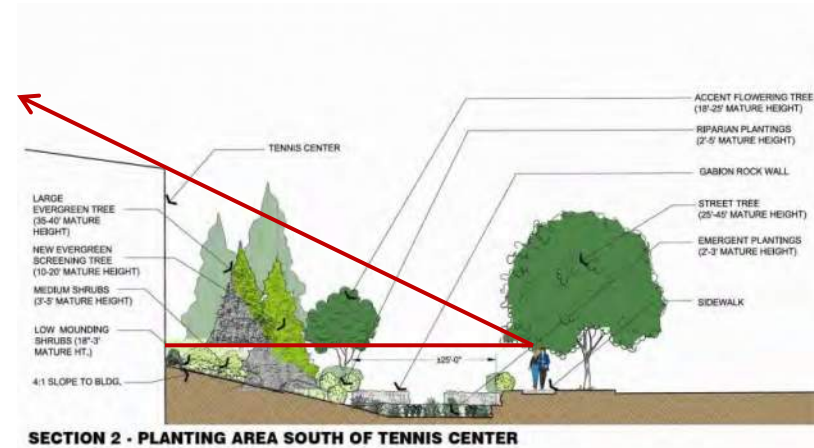
Northwest UNIVERSITY

Tennis Center

Tennis facilities require minimum ceiling clearances for regulation play. Specifically, the minimum USTA clearance over the center net is 36'. In order to achieve the clearances necessary for the tennis center, the height of the building is required to be 50' ABE. The reason for the proposed increase in height is twofold. First, the Kirkland Zoning measures building height is from Average Building Elevation, which is defined in KZC 5.05.045 as "The weighted average elevation of the topography, prior to any development activity... under the footprint of a building as measured by delineating the smallest rectangle which can enclose the building footprint and then averaging the elevations taken at the midpoint of each side of the rectangle...". The topography at the proposed tennis center slopes up from approximately 322' elevation at the West to 352' at the east, a gain of 30' in elevation. The calculated ABE for the proposed facility is 334.75', or approximately the existing grade at the middle of the building. Measuring from ABE, the upper courts to the east, which is stepping up the hill, will require a height limit of 50' using this methodology, even though the clearance over the net at the upper courts is still 36'. Secondly, the tennis center is proposed to have a full parking garage under the facility. The parking garage is semi-engaged into the hill so that, on average, the garage is recessed into the ground 8'-10' (ranging from a minimum of 0' on the west up to 22' on the east). Removing the parking garage from below the facility would reduce the necessary height of the structure, but would require additional parking elsewhere on the campus that would be deleterious of open space.

While the facility requires the proposed additional height increase, the design of the proposed tennis center is intended to minimize the perceived height of the structure. The roof is structured with a 3:12 roof slope, so it is only the peak of the roof that approaches the proposed 50' height limit while allowing the minimum 36' interior ceiling clearance, and that only on the Eastern portion of the building. The proposed tennis center steps down the hill to minimize the overall perceived height of the structure. The Western portion of the tennis center has a proposed roof peak that is approximately 12" over the 40' height limit currently allowed in this location. The proposed height limit increase is to accommodate the Eastern portion of the building as it steps up the slope. Additionally, a view diagram has been produced demonstrating how, from the street, the perceived height will be to the eaves and not the peak of the roof, see *Figure 18 - Tennis Center View Diagram*. The heights of the eaves fronting NE 53rd vary from approximately 36' at the west to 16' at the east. An artist's impression of the facility has been produced showing the street view of the tennis center, including the proposed planting buffer and screening; see *Figure 16 - Tennis Center Proposed Street View*.

Figure 18 - Tennis Center View Diagram



Pavilion

The building is planned to conform to a 40' ABE height limit. The current master plan requires that structures within 100' of the PLA-1 boundary conform to a 30' ABE height limit. Approximately 1/3 of the proposed facility extends into the 100' height buffer to the west. A 40' ABE height limit is proposed for this entire structure. This is also in the location of the proposed buffer reduction between the NU campus and the Puget Sound Adventist Academy shared boundary. See *Reduced Puget Sound Adventist Academy Buffer*, page 39.

Other Areas

For all other structures, Northwest University proposes to maintain the current master plan height restrictions which are height limits of 30' ABE maximum height within the 100' height buffer from the PLA-1 boundary and 40' ABE maximum height outside of the 100' height buffer.

Traffic

Northwest University proposes to revise the traffic plan as fully outlined in the Draft Traffic Impact Analysis report, prepared by Transpo Group the traffic engineer for the master plan update. The proposed traffic plan intends for traffic to largely be managed on existing infrastructure, both internal and external to the campus, so that additional roads are not needed that would take away from otherwise existing open space on the campus and makes best use of existing facilities and improvements. The primary vehicle access to the campus will remain as the main campus entrance off of 108th Avenue NE. Many of the proposed new facilities have parking and access designed for access from the main campus drive.

Northwest University proposes to not develop previous master plan concepts of an interior loop road. Utilizing existing roads and infrastructure for traffic needs provides several benefits. First, utilizing the existing campus access drives from NE 53rd recognizes and legitimizes the existing patterns of traffic and use. NE 53rd is categorized by the City of Kirkland as a collector street and currently serves the needs of both the University and the neighborhood. Traffic mitigation options are discussed in detail in the Draft TIA, which may include installation of a new traffic light at the intersection of NE 53rd and 108th. Second, keeping traffic to the main campus drive and on the existing 53rd right-of-way provides a more pedestrian oriented and safer campus and preserves open space. Third, utilizing the existing improvements is better for the environment and a wise use of limited resources. Installing an additional interior circulation road would be redundant as the existing road network is adequate to serve the needs of the neighborhood and the university.

Parking

The master plan provides for a net gain of 250-350 parking stalls on the campus. A complete discussion of campus parking can be found in the Draft Traffic Impact Analysis by Transpo Group.

Clarify FTE Enrollment Cap

Northwest University proposes to clarify FTE cap of 1,200 to mean 1,200 maximum on-campus resident students allowing for total enrollment growth that excludes students and programs not located within the PLA-1 zone, online programs, off-campus church partnership programs, commuter students and evening and weekend programs.

Master Plan Approval

Northwest University is seeking an approval period of twenty years for the master plan update.

College Creek

A Class B stream originates on the campus from what appears to be spring fed sources just north and east of the chapel and then flows in roughly a west, northwesterly direction through a series of open channels and pipes across the campus. A Class B stream is defined in KZC 90.30.5 as a perennial stream (during years of normal precipitation) which is not used by salmonids (non-fish bearing). Additional existing storm water collection and conveyances connect both to the existing piped and open channel portions of the stream on the campus.

From the source, the stream flows approximately 430' in an existing open channel to a culvert and then flows through a series of pipes and storm water conveyances for approximately another 750' until it daylight into a small open water channel for approximately 80' at the bottom of a regional detention facility on the campus. From the regional detention facility, the stream is again piped for approximately an additional 500' until it exits the PLA-1 property and crosses under 108th Ave NE right-of-way in a piped conveyance.

Once the stream leaves the PLA-1 property, it continues through a series of piped conveyances and open channels until reaching Lake Washington to the northwest of the campus, approximately 8/10ths of a mile downstream. According to the City of Kirkland Sensitive Areas Map (see Figure 10 - Partial Sensitive Areas Map, on page 16), the downstream portion of College Creek is approximately 30% day-lighted in open channel conveyances and 70% piped conveyances. The path of the stream crosses about 20 single family residential properties and several City of Kirkland rights-of-way.

In previous master plans, portions of the existing College Creek were required to have improvements based on certain development triggers. The existing open channel portion of the creek near the Chapel was required to have buffer enhancements with improved native plantings.

Also, a portion of the piped conveyance near the entrance to the University off of 108th Ave NE was required to be day-lighted. Both of these improvements were tied to specific development triggers included in the previous master plan.

Consideration of the stream was made during the current master plan development. While no improvements are specifically proposed in the master plan, the master plan was developed with an overarching goal of minimizing impacts to the current ecological and environmental resources on the campus. Specifically, clustering of the buildings is proposed to protect and maintain existing open spaces on the campus, some of which includes mature forested areas, particularly the forested areas west of the HSC building and the mature stand of trees to the south of the chapel. Using the no net-loss of ecological function metric, the plan proposes to keep the existing piped portion of college creek in a piped conveyance between the existing open channel portions of the stream on the campus. This strategy provides opportunity for the buildings to be clustered as proposed so that the open space areas and mature tree stands previously referred to may be preserved.

Comprehensive Plan Analysis

The City of Kirkland Comprehensive Plan outlines goals and standards for the Northwest University master plan update. Several public comments from the initial NU Open House referenced the City of Kirkland Comprehensive Plan and specifically, the Houghton Neighborhood Plan. Questions were raised regarding how the proposed NU Master Plan Update incorporates the goals outlined in the Comprehensive Plan documents. Below is a summary of the relevant Comprehensive Plan Goals along with how NU is responding to each specific goal with the proposed Master Plan update.

The vision statement is a verbal description of the character and qualities of the Central Houghton Neighborhood at a future time when the goals and policy direction expressed in this neighborhood plan are realized.

“Several schools and the Northwest University campus add to the Central Houghton community by providing neighborhood residents with a connection to the schools’ students, parents, and facilities, as well as with residents of other Kirkland neighborhoods and the larger community. These campuses are valued and supported, not only for their role in providing educational opportunities and fostering community relationships, but for the additional open space they provide and share with the neighborhood.”

NU Comment: NU honors and respects this valued and supported position in the community and is endeavoring with this Master Plan updated to continue to be a good neighbor and a resource to the community. Sharing the open space on campus with the neighbors is a long respected tradition and privilege. In fact, the intent of clustering the proposed buildings is rooted in preserving as much open space on campus as possible while still providing the improvements necessary to the success and future of the University.

Policy CH-8.1: Provide opportunities for early community involvement in any expansion plans for, modifications to, or changes in uses within schools and places of worship.

“Early community involvement is important in addressing issues that may affect the surrounding area and the neighborhood as a whole. Issues such as parking and public safety should be taken into account when considering additional ancillary uses, expansion of facilities, or the addition of new facilities. Required buffering should be designed to minimize impacts to and be compatible with neighboring uses.”

NU Comment: Northwest University is committed to a robust and thorough dialog with all of the constituents of the Master Plan update. A summary of these efforts to date include the following:

- Targeted meetings have been held with key stakeholders including Kirkland Children’s School and Seventh Day Adventist Academy leaders joint meeting, LWSD Emerson Campus leaders, Lake Washington Youth Soccer Association (LWYSA) leaders, Lake Washington Lacrosse and Juanita Lacrosse association leaders, Boys and Girls Club of Kirkland program

director, Eastside Preparatory Academy leaders, and a presentation at the Central Houghton Neighborhood Association monthly meeting.

- Multiple meetings with the neighbors who live on the north boundary of the University
- A website for the Master Plan has been established providing easy access to all NU materials:
<https://www.northwestu.edu/master-plan/>
- NU hosted Open Houses on March 30 and May 9
- 7,500 direct mail postcard invitations were sent to households in the Houghton Community Council boundary for the March 30 and May 9 NU Hosted Open Houses.
- 60 yard signs were posted to announce each Open House
- 2 press releases were sent to Kirkland area media announcing the Open Houses with stories being published for each.
- An email address, masterplan@northwestu.edu, was established and promoted on all public materials for on-going receipt of comments.

Please see *Appendix A : Public Outreach and Response Summary* as well as the separate report titled “Public Outreach and Response Report” that details all of the community involvement and outreach conducted prior to submitting the master plan update to the City of Kirkland.

NORTHWEST UNIVERSITY (PLANNED AREA 1)

“The planned area designation permits the application of special development procedures and standards to minimize adverse impacts resulting from the natural growth and operation of the facility.”

NU Comment: The Master Plan update is necessary for the natural growth and operation of the University. NU shares the goal of minimizing the adverse impacts to the community and neighbors while understanding that adverse impacts may occur, efforts are proposed to minimize them.

Policy CH-9.3: Structures on campus should be located to minimize impacts on single-family residential areas adjacent to the University.

It is important to consider the location of new buildings on campus in relationship to the surrounding single-family residential areas. New structures should be placed far enough away from single-family residential uses to minimize impacts.

NU Comment: The proposed Master Plan structures are all located 80’ or more from the PLA 1 boundary that immediately borders Residential properties, well in excess of the minimum 30’ buffer currently adopted. All of the proposed structures are located more than 90’ away from the nearest Southern residential property line and the entire frontage of the proposed structures on the South is on a public right of way and not residential properties. The proposed Tennis Center, Pavilion and Fitness Center structures are clustered in the Southwest corner of the campus, adjacent to other institutional uses and non-residential uses to minimize the impact on immediate residential neighbors. Additionally, the frontage of the proposed Tennis Center along NE 53rd Street is proposed to incorporate a rain garden and additional plantings to buffer and soften the campus

edge, minimizing the impact to residential properties. The other proposed structures such as the Welcome Center, Residence Hall and Field House are all located interior to the campus and minimize impact to residential uses as much as feasible.

Policy CH-9.4: Traffic should be routed away from local residential streets to the extent possible.

Traffic routing can have a great impact on the surrounding neighborhood. Primary access to the University should continue to be off of 108th Avenue NE.

NU Comment: The primary access remains off of 108th Ave. Both the Comprehensive Plan and all of the Cities street documentation designate NE 53rd Street as a Collector Street and not as a Neighborhood Access Street. Existing access points to NE 53rd are proposed to remain and 111th Way NE is proposed to be realigned.

Policy CH-9.5: University activities should be buffered on all sides to protect adjacent single-family residential development.

The university should be buffered from surrounding areas to reduce visual and noise impacts and protect the privacy of those living within the surrounding single-family neighborhood.

NU Comment: Buffering has been and continues to be included in the Master Plan for all single family and residential properties. A reduced buffer is proposed between the Puget Sound Adventist Academy property.

TRANSITIONAL AREAS

When locating institutional and commercial uses adjacent to residential areas, techniques should be used to minimize impacts on adjacent residential areas such as ensuring there is adequate parking on neighborhood streets for residents and businesses, minimizing noise in evening hours, and minimizing glare from commercial lighting.

NU Comment: Northwest University respects the residential context of the campus. 30' buffers are proposed to continue at all residential areas. Additional on-campus parking is proposed to accommodate the increased parking demand (a detailed parking analysis is provided in the DRAFT Traffic Impact Analysis prepared by Transpo Group, NU's traffic engineering consultant), buffers are proposed to be maintained in areas of increased noise at the play fields and the proposed field lighting (for the southern field only) is state of the art LED lighting with high cut-off ratios that will minimize glare on adjacent properties. Additionally, field lighting is proposed to be turned off by 9:30 PM. For additional information, see the discussion *Shared Use of Athletic Fields* on page 37.

OPEN SPACE AND PARKS

B.E.S.T. High School is on a 10-acre site and is part of the Lake Washington School District (LWSD). The City has constructed and maintains a multipurpose playfield at B.E.S.T. High School through an interlocal agreement with LWSD. The playfield is available for both organized and informal sports activities such as baseball/softball, soccer, and football. A small gymnasium at the school is also available on a limited basis for community recreation programming, with scheduling and use dictated by LWSD.

NU Comment: Northwest University is in discussions with the City of Kirkland for similar use agreements for the play fields and the proposed athletic facilities as part of the master plan update.

Policy CH-13.1: Pursue acquisition of property and partnerships with schools and other institutions in Central Houghton.

The City should seek opportunities to acquire land to expand parks as properties adjacent to existing parks become available. It is also important to provide and maintain a diversity of park recreation types for the neighborhood. The City should pursue cooperative agreements for joint use of the facilities at schools and other institutions. In addition, street ends should be developed and expanded into park and open space areas for public enjoyment.

NU Comment: In the current Master Plan update, Northwest University proposes to add shared use of the play fields so that a cooperative agreement for joint use of the facilities may be possible. Under the current Master Plan, these types of agreements and joint use are prohibited. Granting approval to the non-exclusive NU use of the fields will achieve this policy goal.

Policy CH-14.1: Undergrounding of overhead utilities should be actively encouraged.

In order to contribute to a more attractive and safe living environment, to improve views and enhance a sense of community identity, the undergrounding of utilities should be actively encouraged.

NU Comment: In association with the construction of the Tennis Facility, Northwest University proposes to include undergrounding the existing overhead power lines and utilities along NE 53rd street from the existing power pole just west of the Chapel parking entrance to the power pole located just west of the NU/SDA property boundary, approximately 785' in length.

Appendix A : Public Outreach and Response Summary

As part of the Master Plan Update process, Northwest University has engaged in a comprehensive public outreach and education effort to ensure that neighbors and other interested parties are aware of all elements of the proposal and have had the chance to provide input and comments. As a result, NU has made adjustments to the proposed Master Plan Update and believes it to be a better proposal than the preliminary plan first presented to the City at the pre-submittal meeting in January 2016. The following is a summary of the public outreach activities, major themes heard, and adjustments made to the plan based on public comment.

PUBLIC OUTREACH

Communication and Public Education Tools Employed:

122 Email address: Created and promoted electronic comment email address: masterplan@northwestu.edu to encourage public comment; received a total of 122 emails

>1,330 Dedicated Webpage: To ensure transparency and easy access by the public, developed a Master Plan webpage at <https://www.northwestu.edu/master-plan/> to host all documents and presentations. Over 1,330 unique page views through June 13

116 eNewsletter: Created and sent an electronic newsletter following each open house to growing list of stakeholders (including all who signed up at the open houses), currently at 116. Content included links to documents including elements of the plan, timeline and invitation to comment

2 Press releases: Sent two press releases to local media announcing open houses, resulting in stories both times

>7,500 Direct Mail and Electronic Postcard Invitations: Sent 7,400 direct mailed (first class) hard copy postcard invitations to all (3,700) residences in the Houghton Community Council boundary announcing each of the two open houses (March, May). And sent over 100 electronic versions of the invitation to groups, asking they be forwarded to members and constituents

60 Yard Signs: Posted 60 yard signs along 108th Ave NE, NE 53rd Street and other adjacent streets in days before open houses to announce the events

2 White papers: NU President Dr. Castleberry wrote two essays, *Why Tennis?* and *Why Open and Light the Fields?* to provide a more comprehensive narrative on how these elements meet NU's mission

Channels of Communications:

Open House Invitations and eNewsletters forwarded through and/or content forwarded via the Central Houghton Neighborhood Association; Eastside Preparatory School; LWYSA; Kirkland and Juanita Lacrosse organizations; Kirkland Reporter

Open Houses and Community Stakeholder Meetings:

March 30 Open House

May 9 Open House
Kirkland Children's School and Seventh Day Adventist Academy leaders joint meeting
LWSD Emerson Campus leaders
Lake Washington Youth Soccer Association (LWYSA) leaders
Lake Washington Lacrosse and Juanita Lacrosse association leaders
Boys and Girls Club of Kirkland program director
Eastside Preparatory Academy, leaders meeting
Central Houghton Neighborhood Association monthly meeting, invited to present
Neighbors who live on the north boundary of the University

Input Received

203 A total of 203 comments and letters were received and responses sent in the period from January 1 through June 25, 2016. See Comment/Response Record, and file of all comments received

Major themes of public comments

1. Support for the proposed Master Plan Update and University's outreach efforts
2. Questions about opening up fields to the community
3. Interest in maintaining campus character
4. Questions about building mass, height and clustering
5. Interest in environmental sustainability
6. Questions about how proposed Master Plan elements support NU's mission
7. Questions about noise, light, buffer maintenance and security
8. Questions about increased traffic, parking and safety related concerns

Adjustments to the Master Plan Proposal based on community input

1. Eliminate proposed additional access drive onto NE 53rd Street
2. Reconfigure tennis center parking
3. Explore undergrounding utilities along NE 53rd Street
4. Explore 30' netting of sports fields
5. Enhance fence and security at athletic field buffer
6. Enhance buffer at tennis center
7. Explore a number of sustainability initiatives
8. Adjustments to the proposed shared field use policy

Additional Information

In the full Public Outreach and Response Report, the following information is also available:

Appendix A: Samples of Communication Tools, Public Outreach and Education

Appendix B: NU Master Plan: Consolidated Comments and Response Report

Appendix C: All Comments Received Including Letters and Emails

Appendix B : Master Plan Drawings

Master Plan Drawings List

General

A0.1 – Cover Sheet

Survey

S1 – Cover Sheet & Key Map

S2 – Legal Description & Notes

S3 through S20 – Survey Drawings

Architectural

A1.0 – Existing Campus Map

A1.1 – Proposed Master Plan

A1.2 – Proposed Phasing Plan

A1.3 – Proposed Plaza Level

A1.4 – Proposed Parking Level

A1.5 – Play Fields

A1.6 – Existing Aerial

A1.7 – Proposed Aerial

A1.8 – Entry Rendering

A1.9 – Campus Commons Plaza
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A2.3 – Welcome Center Exterior
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A3.2 – Residence Hall South Elevation &
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A3.3 – Residence Hall West Elevation &
Rendering

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A4.2 – Pavilion East Exterior Elevation &
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& Rendering

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Level Plans

A5.2 – Tennis Center Running Track Level
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Section

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Renderings & Building Section

A5.4 – Tennis Center Exterior Elevation
Renderings

A5.5 – Tennis Center Frontage
Improvement Renderings

A6.1 – Ness Plans

Landscape

L1.1 – Overall Landscape Plan

L1.2 – Plaza Landscape

L1.3 – Ness Hall Landscape

L1.4 – Field Landscape

L1.5 – Tree Removal Plan

L1.6 – Tree Removal Inventory

Plant List – Trees

Plant List – Shrubs & Ground Cover

Plant List – Native Rain Garden

Plant List – Ornamental Rain Garden

Civil

C1 – Stormwater Management Plan

C2 – Master Water, Sewer and Power
Plan

C3 – Conceptual Grading Plan

C4 – Frontage Improvements

NOTE: All drawings included in *Appendix B : Master Plan Drawings* are reduced and not to scale. For scale drawings, please reference the full drawing set.

Architectural Drawings

PROJECT SUMMARY

THIS PROJECT IS A MASTER PLAN FOR NORTH WEST UNIVERSITY. THE MASTERPLAN WILL BE CONSTRUCTED IN PHASES AS FINANCIAL RESOURCES BECOME AVAILABLE. THE MASTER PLAN INCLUDES:

- New Academic Center replacing the existing Physics Center building, including new parking garage below.
- New 100,000 sq ft Gym.
- New 6-Court Indoor Tennis Center, including new parking garage below.
- New Fitness Center, including new parking garage below.
- Three Phase replacement of the New Academic Center.
- Additions to the Chapel.
- New Field House and Stadiums & the Athletic Fields. Removal of existing fields & installation of 2 soccer fields.

PARKING & STREET INFORMATION

PLAN INTERIOR STREETS 1/4 ACRES 1 CORNER 1/2 BLOCKS

PROPOSED STREET RECONFIGURATION 7TH AVE NE (LOCATED ON ADJACENT PROPERTY)

ADDITIONAL DRIVEWAYS 100 BUILDING INVENTORY

NEW DRIVEWAYS 7 ACCESS POINTS

NEW DRIVEWAYS 3 ACCESS POINTS

PARKING 22 SURFACE STALLS

PROPOSED ADDITIONAL PARKING 13 STALLS

ADDITIONAL PARKING 13 STALLS

ON SITE ALLOWANCE 20000 SQUARE FEET DEVELOPMENT WILL DETERMINE EXACT PARKING STALLS REQUIRED

LOT COVERAGE - NET CHANGE

EXISTING REMOVED:

EXIST BUILDING FOOTPRINTS 27,000 SQ FT

NEW BUILDING FOOTPRINTS 4,500 SQ FT

TOTAL EXIST BUILDING FOOTPRINTS 22,500 SQ FT

EXIST LANDSCAPE 10,700 SQ FT

NEW LANDSCAPE 10,700 SQ FT

TOTAL EXIST LANDSCAPE 10,700 SQ FT

EXIST STRUCTURE FIELD (25% OF 44,000) 11,000 SQ FT

TOTAL EXIST REMOVED 33,500 SQ FT

PROPOSED:

NEW BUILDING FOOTPRINTS 27,000 SQ FT

NEW BUILDING FOOTPRINTS 4,500 SQ FT

TOTAL NEW BUILDING FOOTPRINTS 31,500 SQ FT

EXIST LANDSCAPE 10,700 SQ FT

NEW LANDSCAPE 10,700 SQ FT

TOTAL EXIST LANDSCAPE 10,700 SQ FT

EXIST STRUCTURE FIELD (25% OF 44,000) 11,000 SQ FT

TOTAL PROPOSED 53,900 SQ FT

BUILDING FOOTPRINT - NET CHANGE

NEW LOT COVERAGE IMPROVEMENTS

EXIST BUILDING FOOTPRINTS REMOVED 27,000 SQ FT

PROPOSED BUILDING FOOTPRINTS 31,500 SQ FT

TOTAL NET CHANGE 4,500 SQ FT

BUILDING INVENTORY

Bldg. #	Building	Gross Square Feet			Units			Parking Stalls			BIC Use	Comm. Type
		Existing	Add'l	Proposed Under Bldg. Parking	Existing	Add'l	Total	Existing	Add'l	Total		
1	Dorm	16,800	0	16,800	0	0	0	45	0	45	B	VB
2	Gray/Beams	44,400	0	44,400	105	0	105	0	0	0	B-2	VA
3	Cap (Engineering)	11,500	0	11,500	0	0	0	108	0	108	A-2	VB
4	Crosser, City Parks	66,400	0	66,400	159	0	159	0	0	0	B-2	VA
5	Greedy Center	2,900	0	2,900	0	0	0	74	0	74	B	VB
6	Family Residence Expenses	28,071	0	28,071	14	0	14	28	0	28	B-1	VB
7	FRO Apartments	87,868	0	87,868	78	0	78	135	0	135	B-2	VA
8	Student Apartments	24,960	0	24,960	52	0	52	55	0	55	B-1	VB
9	Library	28,200	0	28,200	0	0	0	66	0	66	B-3	VA
10	Ness Academic Center	33,400	0	33,400	0	0	0	59	0	59	B	removed
11	Physics Center	2,400	0	2,400	0	0	0	32	0	32	B	removed
12	Millard Hall	15,000	0	15,000	0	0	0	26	0	26	B	VA
13	Pavilion	23,450	0	23,450	0	0	0	96	0	96	A-4	removed
14	Chapel/Classroom Music	14,244	0	14,244	0	0	0	88	0	88	A-3	VB
15	Green House	927	0	927	0	0	0	0	0	0	B	VB
16	Maintenance / Shop Bldg	10,639	0	10,639	0	0	0	13	0	13	B	VB
17	Barton Admin.	34,704	0	34,704	0	0	0	136	0	136	B	VB
18	Alumni HSC	80,436	0	80,436	0	0	0	127	0	127	B	VB
19	Non-Residential	0	10,928	0	10,928	0	0	0	0	0	A-3	VB
20	Welcome Center	0	63,628	63,628	0	0	0	76	76	152	A-2	VB
21	Wellness/Spa/Recreation	0	17,399	17,399	0	0	0	95	95	190	A-4	VB
22	Residence Hall	0	60,968	60,968	0	0	0	122	122	244	B-1	VB
23	Tennis Center	0	58,296	58,296	0	0	0	101	101	202	B	VB
24	Fitness Center	0	21,090	21,090	0	0	0	56	56	112	B	VA
25	Field House	0	15,000	15,000	0	0	0	0	0	0	B	VB
Totals		696,436	266,128	234,790	663,345	198	172	860	1,965	2,825		

NW UNIVERSITY MASTERPLAN

5520 108th Ave NE
Kirkland, WA 98033



VICINITY PLAN



PROJECT ADDRESS

5520 108th Ave NE
Kirkland, WA 98033

LEGAL DESCRIPTION

SEE SURVEY SHEET 3-LEGAL DESCRIPTION & NOTES
APPROXIMATELY 68 ACRES

KING COUNTY TAX IDENTIFICATION NUMBERS

PARCEL 1-1000-1000-1000 PARCEL 1-1000-1000-1000 PARCEL 1-1000-1000-1000
PARCEL 1-1000-1000-1000 PARCEL 1-1000-1000-1000 PARCEL 1-1000-1000-1000
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PARCEL 1-1000-1000-1000 PARCEL 1-1000-1000-1000 PARCEL 1-1000-1000-1000
PARCEL 1-1000-1000-1000 PARCEL 1-1000-1000-1000 PARCEL 1-1000-1000-1000

CODE INFORMATION

PROJECT JURISDICTION: CITY OF KIRKLAND, WA

ZONING: PL-1 PLANNED AREA INSTITUTIONS

PERMIT PROCESS: 10

BUILDING RETROFIT: 10

PROPOSED: 10

HAZ. BUILDING RETROFIT: 10

PROPOSED: 10

RENTAL AREAS: 10

RENTAL PRESERVATION: 10

BUILDING CODE: 10

PROJECT DIRECTORY

ARCHITECT
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Phone: (206) 463-5500
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INDEX OF DRAWINGS



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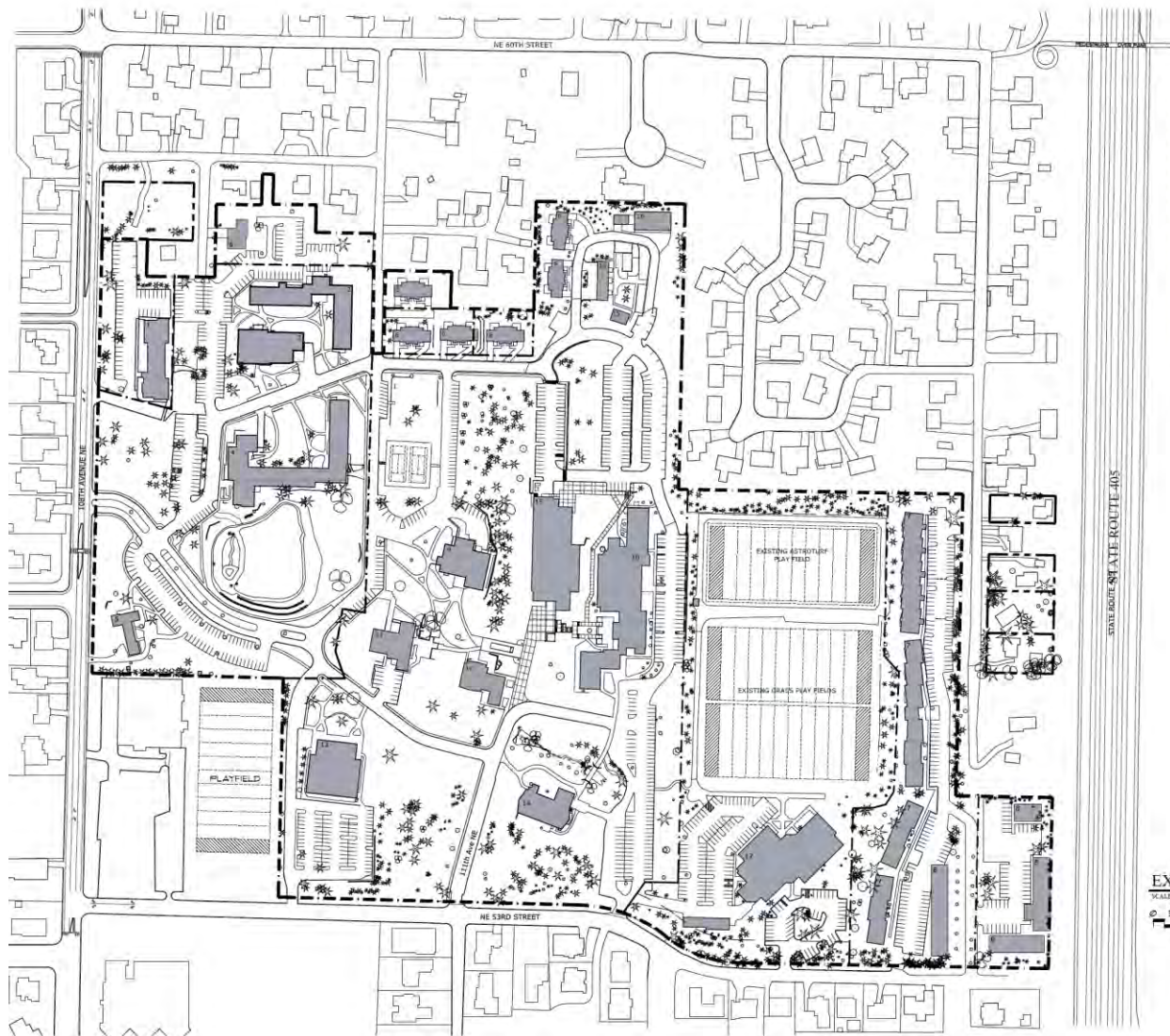
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DW: 114
FILE: A0.1-Cover Sheet

COVER SHEET

A0.1

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LEGEND

EXISTING STRUCTURES

- 1 DAVIS ADMINISTRATION BLDG.
 - 2 GRAY/BEATTY RESIDENCE HALL
 - 3 CAFETERIA/STUDENT LOUNGE
 - 4 CROWDER/GUY RESIDENCE HALL
 - 5 CRESLEY CENTER
 - 6 DOWRIES
 - 7 FINE ARTS BUILDING
 - 8 STUDENT APARTMENTS
 - 9 D.V. HUBERT LIBRARY
 - 10 NESS/STANLEY/DOCKERY/PIKE HALL
 - 11 PECOTA STUDENT UNION BUILDING
 - 12 MELLARD HALL
 - 13 GYMNASIUM/PAVILION
 - 14 BUTTERFIELD CHAPEL
 - 15 GREEN HOUSE
 - 16 MAINTENANCE BUILDINGS
 - 17 BARTON BUILDING
 - 18 ARGUE HEALTH SCIENCES CENTER
- NW COLLEGE PROPERTY OUTSIDE PL-1 ZONE
 --- CAMPUS PL-1 ZONE BOUNDARY

EXISTING CAMPUS PLAN

SCALE: 1" = 100'-0"



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EXISTING CAMPUS
MAP

A1.0

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LEGEND

EXISTING STRUCTURES

- 1 DAVIS ADMINISTRATION BLDG.
- 2 GRAY/BEATTY RESIDENCE HALL
- 3 CAFETERIA/STUDENT LOUNGE
- 4 CROWDER/GUY/RESIDENCE HALL
- 5 GREELEY CENTER
- 6 DUPLEXES
- 7 FRS APARTMENTS
- 8 STUDENT APARTMENTS
- 9 D.V. HURST LIBRARY
- 10 REIS/PILLIGRIM/DOCKERY/PER HALL
- 11 PECOTA STUDENT UNION BUILDING
- 12 WOLLARD HALL
- 13 GYMNASIUM/PAVILION
- 14 BUTTERFIELD CHAPEL
- 15 GREEN HOUSE
- 16 MAINTENANCE BUILDINGS
- 17 BARTON BUILDING
- 18 ANGUS HEALTH SCIENCES CENTER
- 19 NW COLLEGE PROPERTY OUTSIDE PLA-1 ZONE
- 20 CAMPUS PLA-1 ZONE BOUNDARY

PROPOSED

- 21 NESS PHASE ONE
- 22 NESS PHASE TWO
- 23 NESS PHASE THREE
- 24 WELCOME CENTER (REPLACES PECOTA)
- 25 PAVILION/ GYMNASIUM REPLACEMENT
- 26 CHAPEL ADDITIONS
- 27 RESIDENCE HALL
- 28 TENNIS CENTER
- 29 FITNESS CENTER
- 30 FIELD HOUSE
- 31 PROPOSED 10' BUFFER AREA

PROPOSED MASTER PLAN

SCALE: 1"=100'

0 50' 100' 200' 300'



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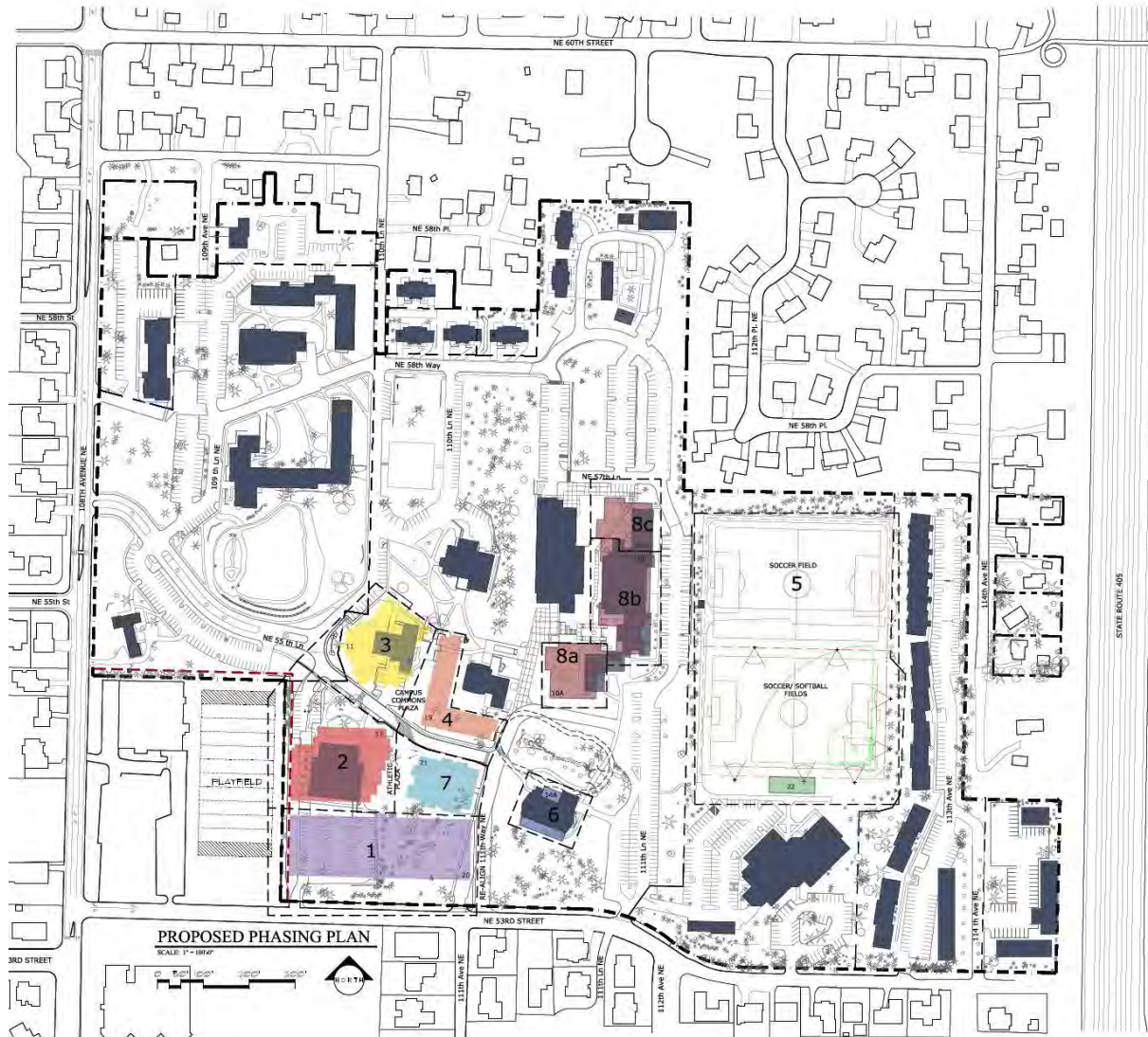
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PM: TH
FILE: MASTER PLAN 6-15-15-106

PROPOSED
MASTER PLAN

A1.1

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LEGEND

EXISTING STRUCTURES

- DAVIS ADMINISTRATION BLDG.
- GRAY/BEATTY RESIDENCE HALL
- CAFETERIA/STUDENT LOUNGE
- CROWDER/GUY/RESIDENCE HALL
- GREELY CENTER
- DOYLES
- YONG APARTMENTS
- STUDENT APARTMENTS
- D.V. HURST LIBRARY
- NESS/STILLWATER/DOCKEY/REE HALL
- PECOTA STUDENT UNION BUILDING
- MILLARD HALL
- GYMNASIUM/PAVILION
- BUTTERFIELD CHAPEL
- GREEN HOUSE
- MAINTENANCE BUILDINGS
- BARTON BUILDING
- ARGUE HEALTH SCIENCES CENTER
- NW COLLEGE PROPERTY OUTSIDE PL-1 ZONE
- CAMPUS PL-1 ZONE BOUNDARY

PROPOSED

- NESS PHASE ONE
- NESS PHASE TWO
- NESS PHASE THREE
- WELCOME CENTER (REPLACES PECOTA)
- PAVILION/ GYMNASIUM REPLACEMENT
- CHAPEL ADDITIONS
- RESIDENCE HALL
- TENNIS CENTER
- FITNESS CENTER
- FIELD HOUSE
- PROPOSED 10' BUFFER AREA

PROPOSED

PHASE	DATE	NOTE
1	2017-2020	WHILE THE IMPROVEMENTS ARE CHARACTERIZED AS "PHASES", THE ORDER IN WHICH IMPROVEMENTS ARE ACTUALLY UNDERTAKEN MAY VARY FROM THE PROPOSED ORDER AND DATES PRESENTED IN THE MASTER PLAN SUBMITTAL.
2	2019-2022	
3	2019-2020	
4	2021-2024	
5	2021-2024	
6	2022-2024	
7	2029-2032	
8a	2031-2034	
8b	2033-2036	
8c	2035-2037	

DESCRIPTION

- 1 Tennis Center & Parking, Add access drive, Landscape & buffer, Frontage improvements NE 53rd St.
- 2 Replace Existing Gymnasium w/ New Gymnasium, Parking, Landscape, Plaza
- 3 Replace Existing Building w/ New Welcome Center, Parking, Landscape
- 4 Residence Hall, Plaza, Landscape
- 5 Replace Existing Fields w/ 2 New Astro Turf soccer fields, perimeter Landscape, field Lighting, field House
- 6 Additions to existing Chapel
- 7 Fitness Center & Parking, Landscape
- 8a Replace Existing w/ New Theater Building, Landscape
- 8b Replace Existing w/ New Academic Building, Landscape
- 8c Replace Existing w/ New Academic Building, Landscape



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PAC: 311
PAC: Proposed Phasing Plan.dwg

PROPOSED PHASING PLAN

A1.2

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- LEGEND**
- EXISTING STRUCTURES**
- 1 DAVIS ADMINISTRATION BLDG.
 - 2 GRAYBATTY RESIDENCE HALL
 - 3 CAFETERIA/STUDENT LOUNGE
 - 4 CHORDEN/GOVN RESIDENCE HALL
 - 5 SHELLEY CENTER
 - 6 DUPLEXES
 - 7 FIVE APARTMENTS
 - 8 STUDENT APARTMENTS
 - 9 D.V. HURST LIBRARY
 - 10 NECS/WILLIAM/GOVERNMENT HALL
 - 11 PECOTA STUDENT UNION BUILDING
 - 12 MILLARD HALL
 - 13 GOVWASH/PAVILION
 - 14 BUTTERFIELD CHAPEL
 - 15 GREEN HOUSE
 - 16 MAINTENANCE BUILDINGS
 - 17 BARTON BUILDING
 - 18 ARQUI HEALTH SCIENCES CENTER
- 1/4" COLLEGE PROPERTY OUTSIDE PLAZA 1 ZONE
--- 1/4" CAMPUS PLAZA 1 ZONE BOUNDARY
- PROPOSED**
- 19 NECS PHASE ONE
 - 20 NECS PHASE TWO
 - 21 NECS PHASE THREE
 - 22 WELCOME CENTER (REPLACES PECOTA)
 - 23 PAVILION/GOVWASH REPLACEMENT
 - 24 CHAPEL ADDITIONS
 - 25 RESIDENCE HALL
 - 26 TENNIS CENTER
 - 27 FITNESS CENTER
 - 28 FIELD HOUSE
 - 29 PROPOSED PEDESTRIAN SURFACES
 - 30 PROPOSED DRIVING SURFACES
 - 31 PROPOSED 10' BUFFER AREA

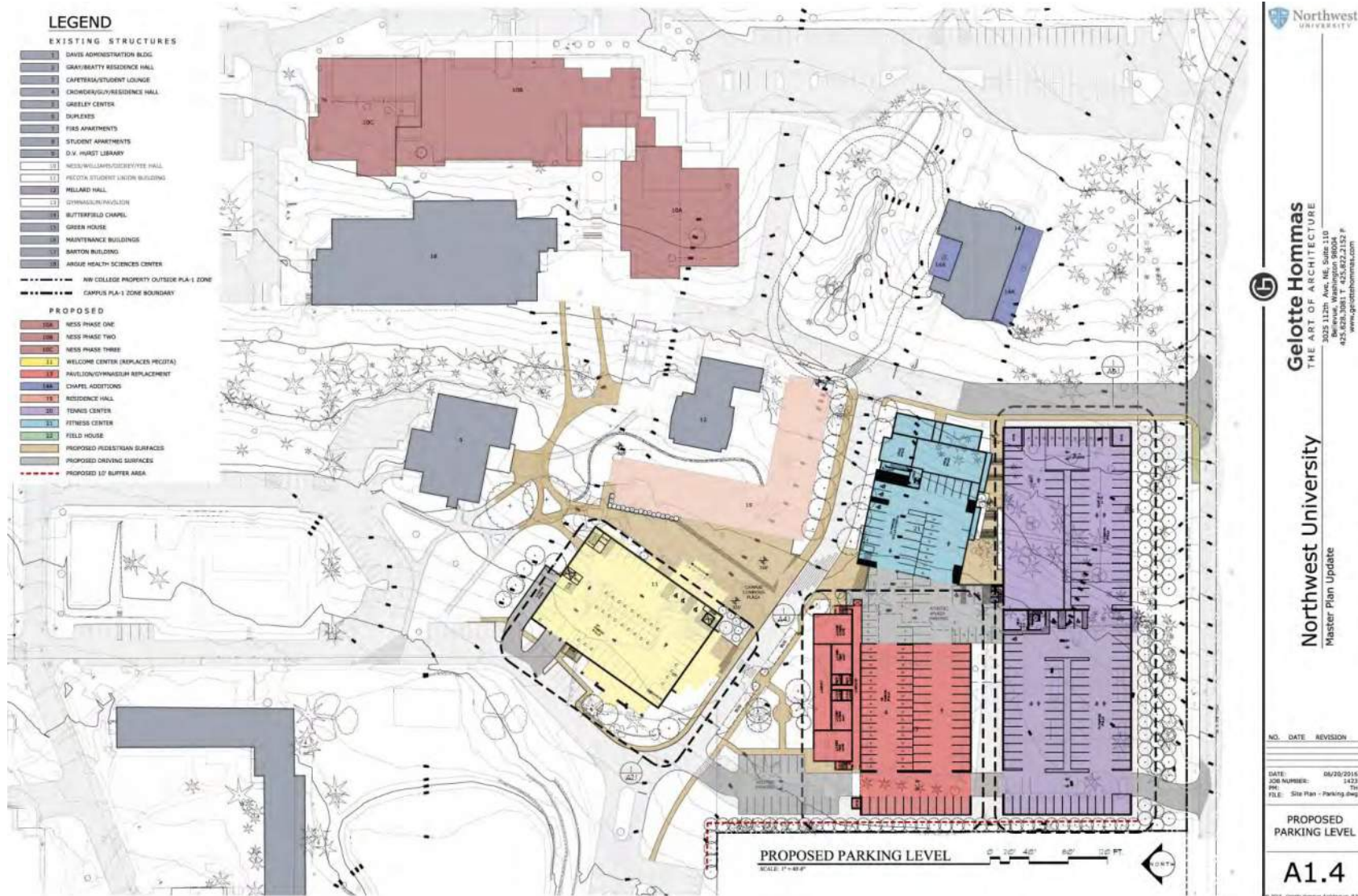


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2	1423	JOB NUMBER:
3	PL	FILE:
4	Site Plan - Plaza.dwg	FILE:

PROPOSED PLAZA
LEVEL

A1.3

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NO.	DATE	REVISION
1	06/20/2016	DATE
2	14/23	SUB NUMBER
3	TH	PRE
4	FILE	FILE

PLAY FIELDS

A1.5

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Existing Aerial



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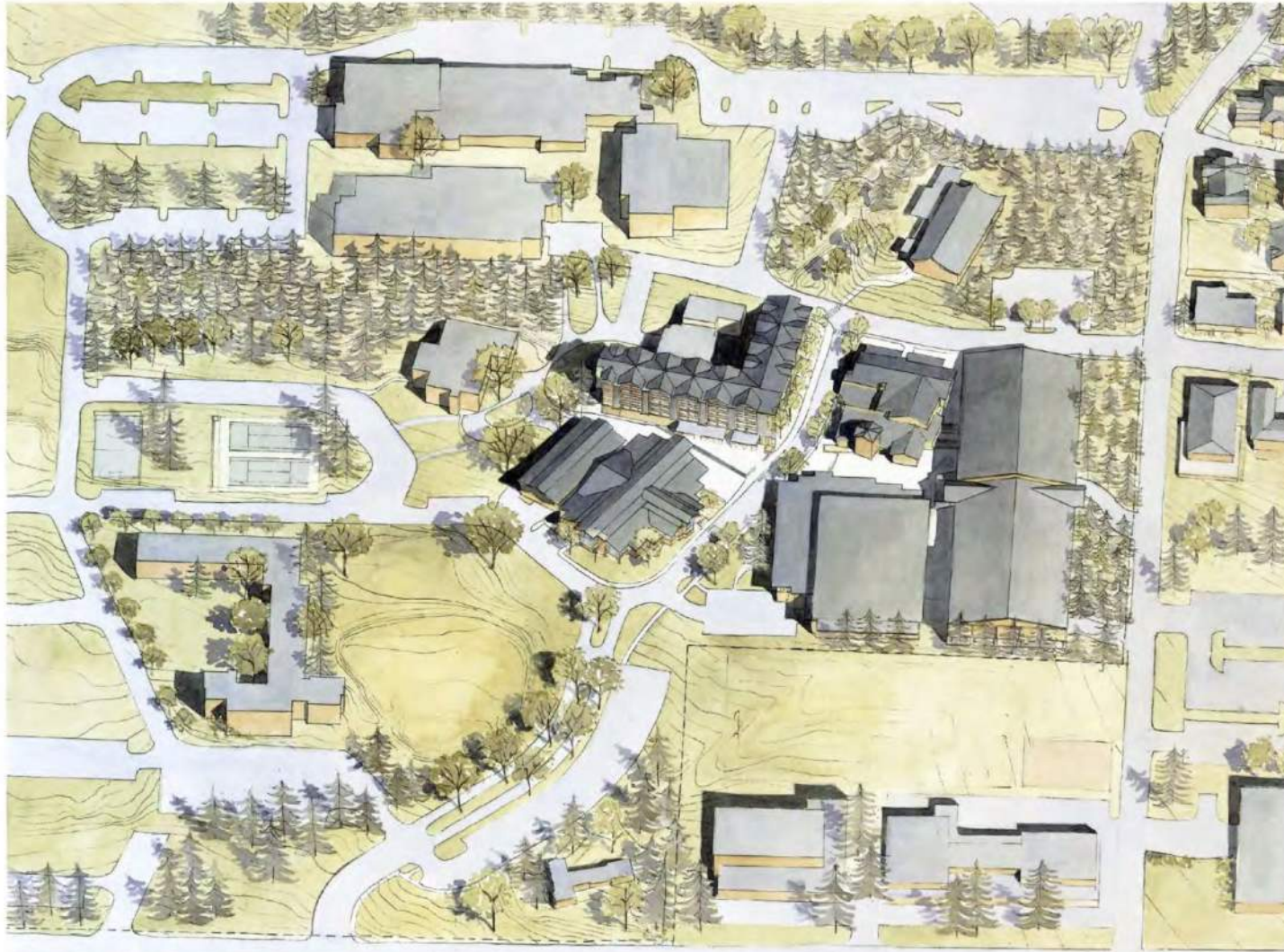
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JOB NUMBER: 1423
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FILE: A1-Rendings

EXISTING
AERIAL

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Proposed Aerial

NO.	DATE	REVISION

DATE: 06/20/2016
JOB NUMBER: 1423
IN: 31
FILE: A1-Rendings

PROPOSED
AERIAL

A1.7

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Entry Rendering

NO.	DATE	REVISION

DATE: 06/26/2016
JOB NUMBER: 1423
RHS: TH
FILE: A1-Rendings

ENTRY

A1.8



Campus Commons Plaza Rendering

NO.	DATE	REVISION

DATE: 06/20/2016
JOB NUMBER: 1433
REV: 14
FILE: A1-Rendings1

CAMPUS
COMMON PLAZA

A1.9

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Athletic Plaza Rendering

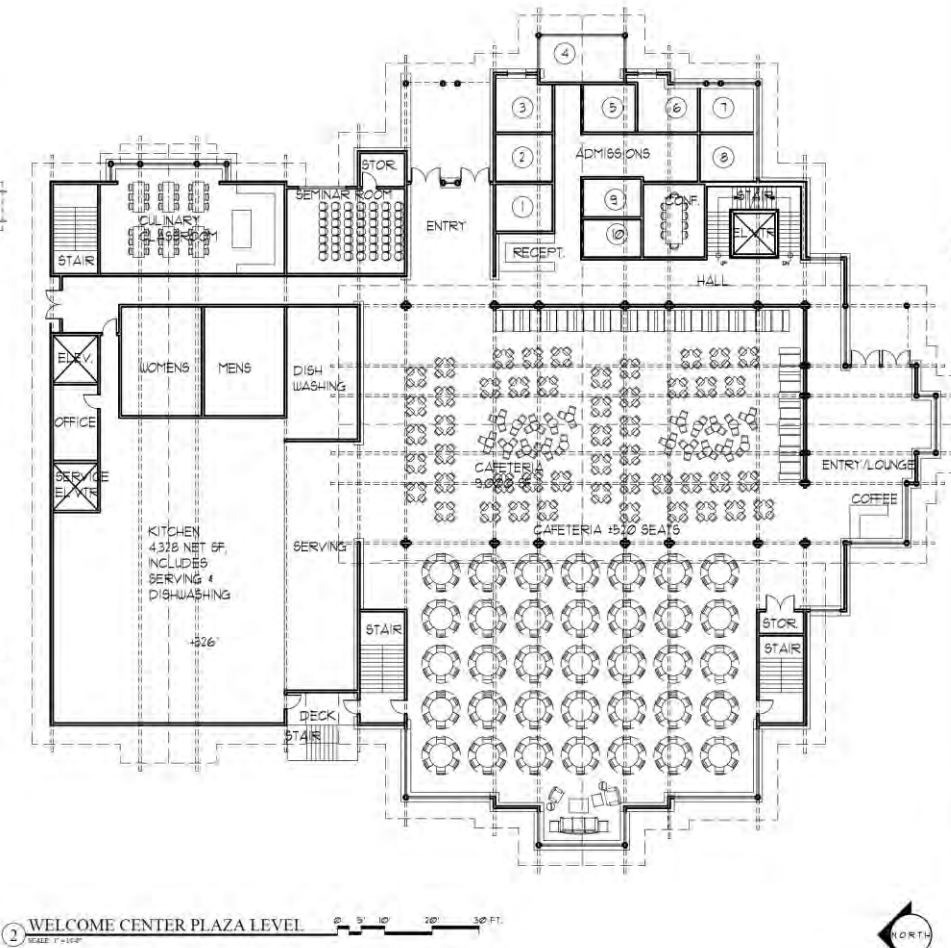
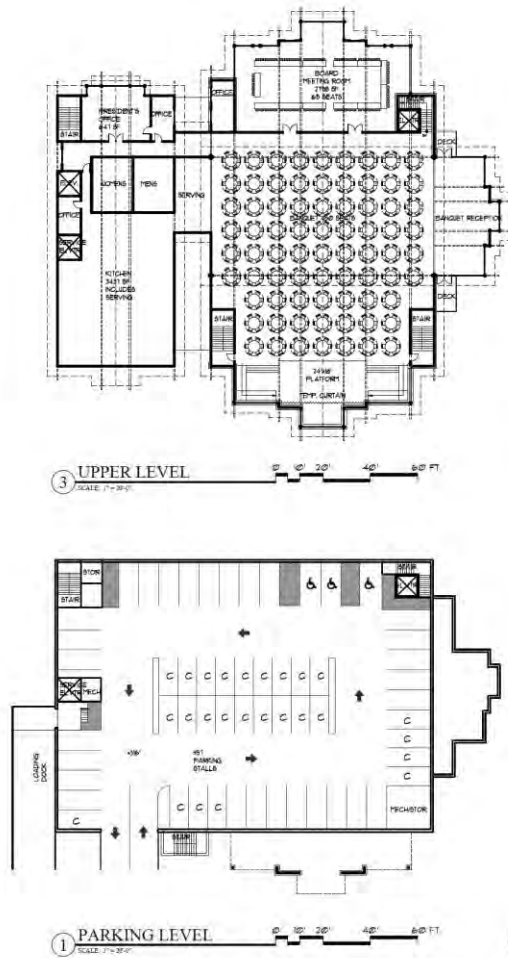
NO.	DATE	REVISION

DATE: 06/28/2016
JOB NUMBER: 1433
IN: 14
FILE: A1-Rendings

ATHLETIC PLAZA

A1.10

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NO.	DATE	REVISIONS

DATE: 06/20/2016
JOB NUMBER: 1433
FIRM: Gelotte Hommas
FILE: Welcome Center

WELCOME
CENTER &
PARKING
A2.1

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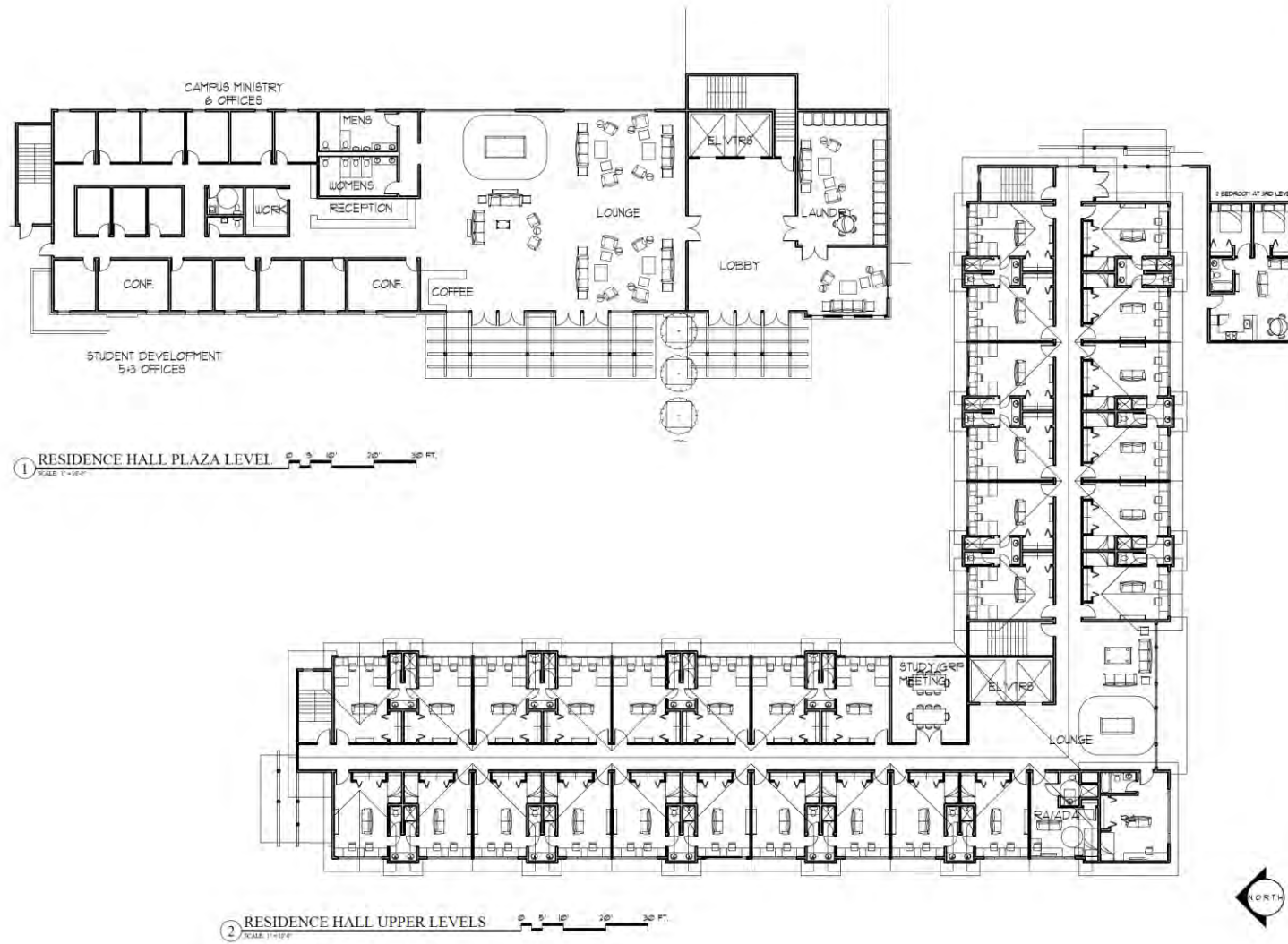




① ARCHITECTURAL CHARACTER 24 FT.
SCALE: 1/8"=1'-0"



② ARCHITECTURAL CHARACTER 24 FT.
SCALE: 1/8"=1'-0"



Northwest
UNIVERSITY

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 PLOT: 174
 FILE: D:\m1 843

RESIDENCE HALL
FLOOR PLANS

A3.1

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Northwest University
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NO.	DATE	REVISION
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DATE: 06/20/2016
JOB NUMBER: 1423
PM: TH
FILE: Dorm Elevators

RESIDENCE HALL
SOUTH
ELEVATION

A3.2

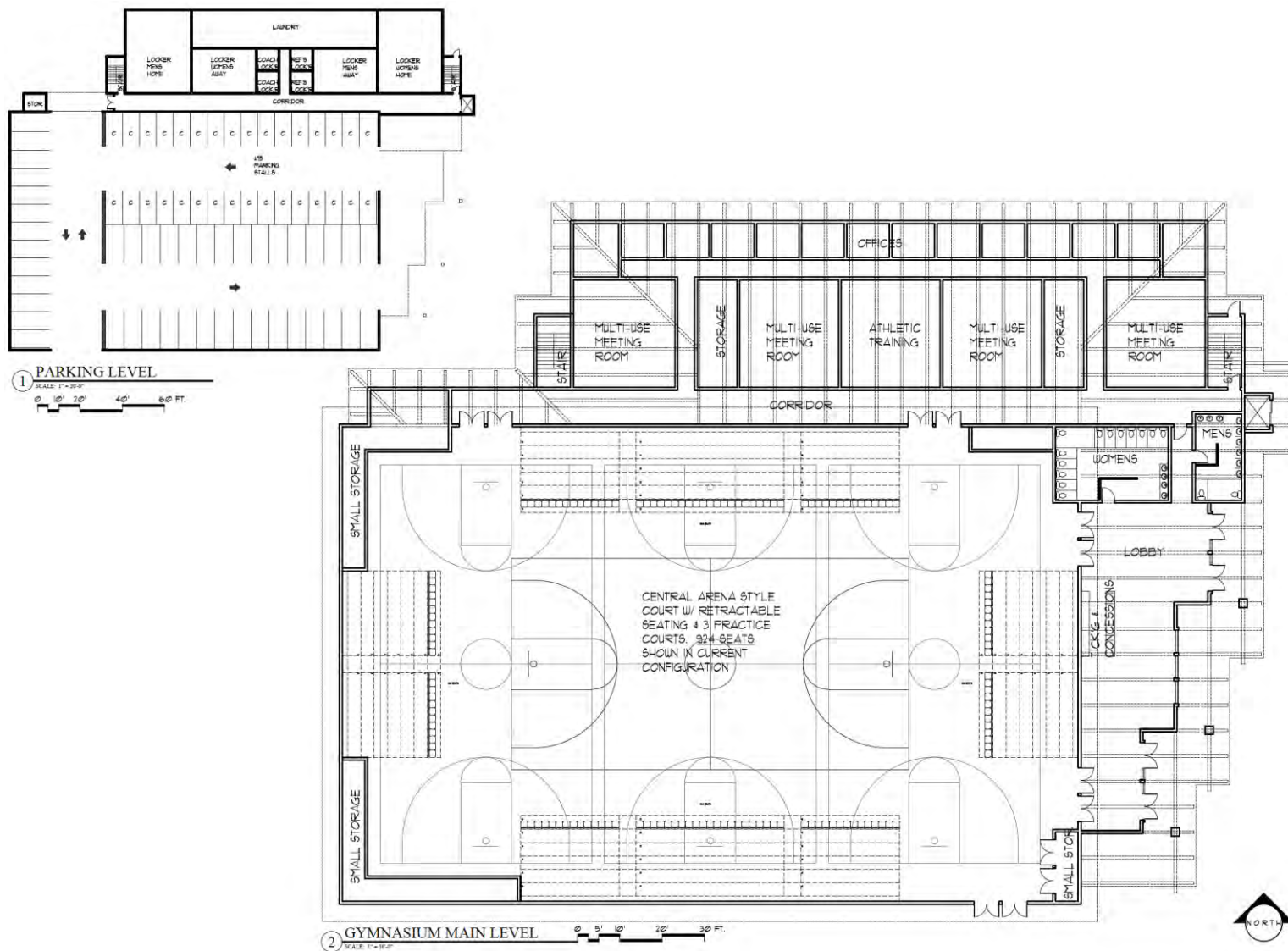
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1 RENDERING
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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Northwest University
Master Plan Update

NO.	DATE	REVISION
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JOB NUMBER:	14213	
FW:	Gymnasium Courts	
FILE:		

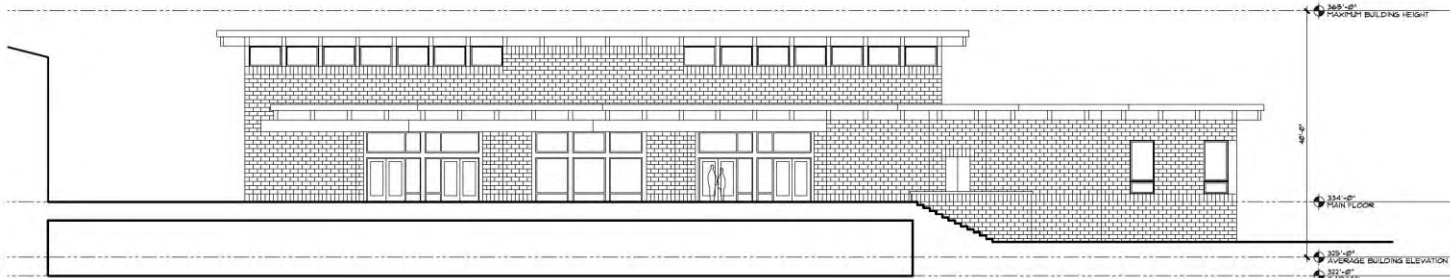
GYMNASIUM
MAIN FLOOR &
PARKING

A4.1

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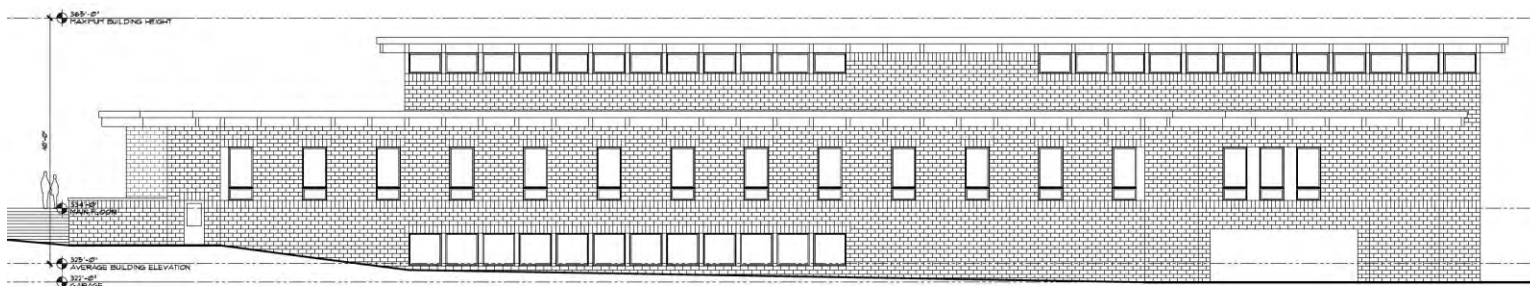
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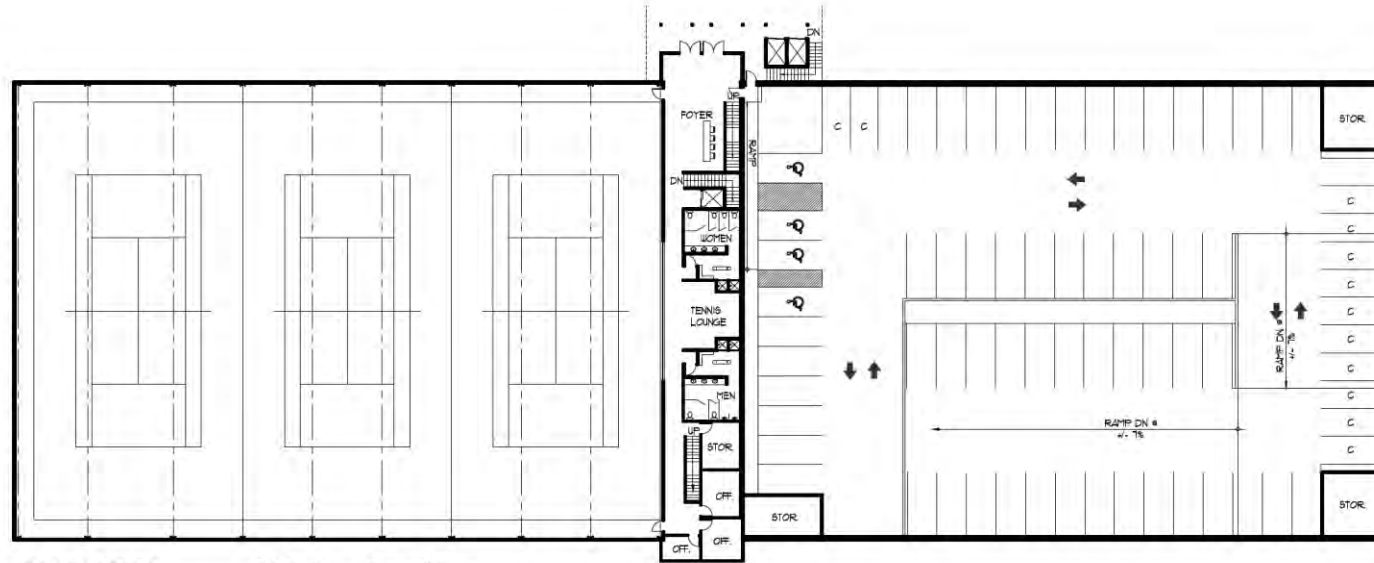
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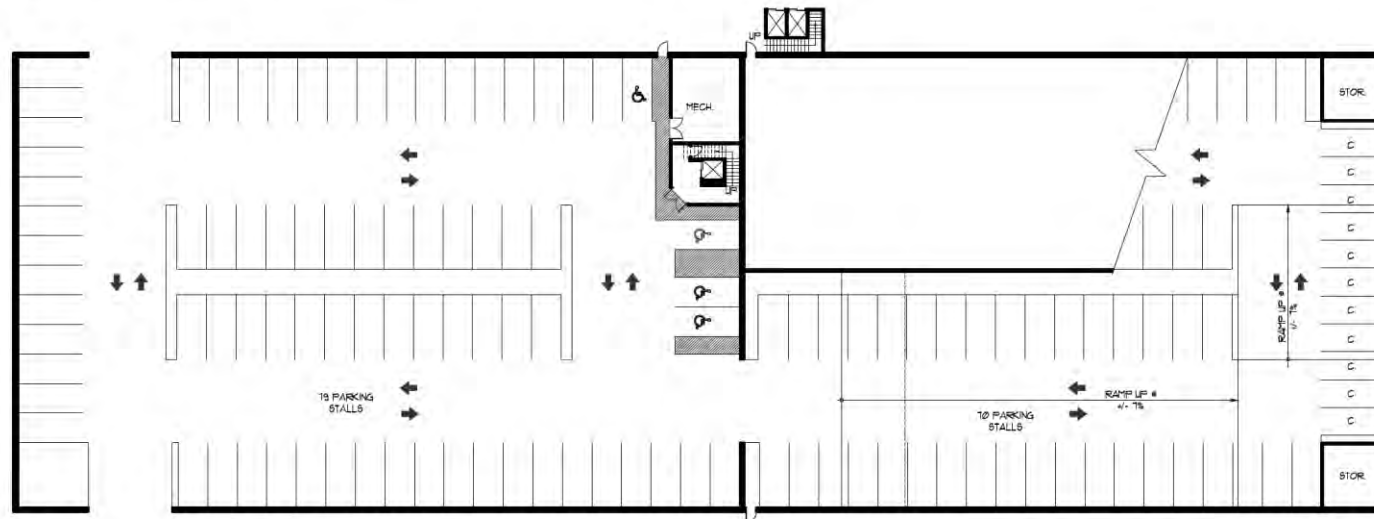
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2 NORTH ELEVATION
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2 PLAZA LEVEL
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1 PARKING LEVEL
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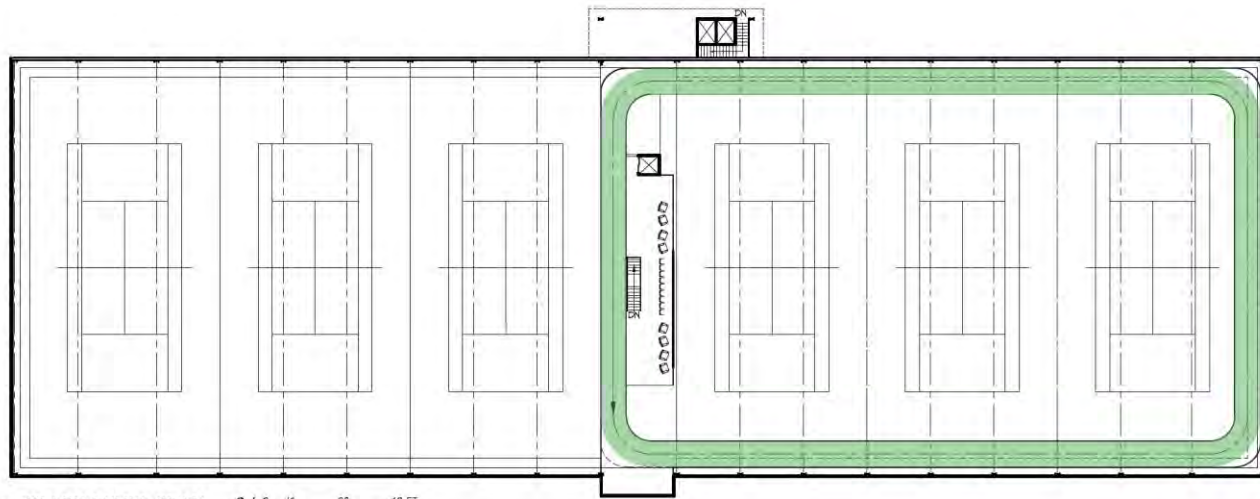


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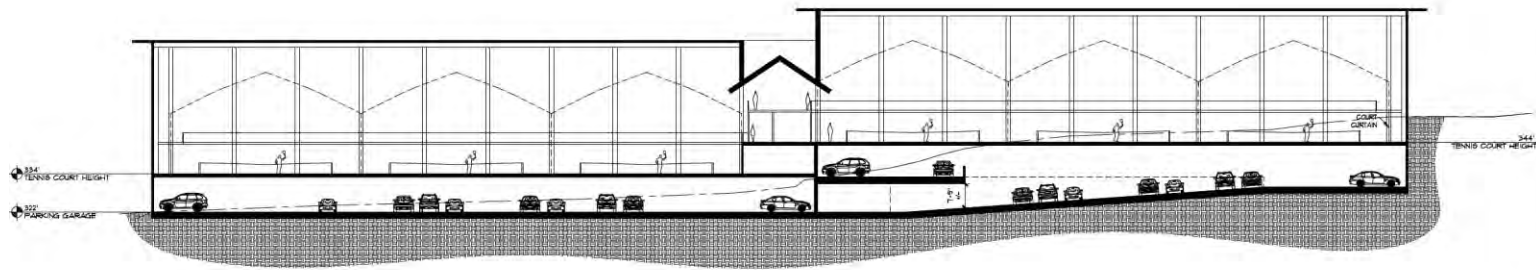
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JOB NUMBER: 1423
PM: TH
FILE: Tennis Center

TENNIS CENTER
PRKG & PLAZA
PLANS

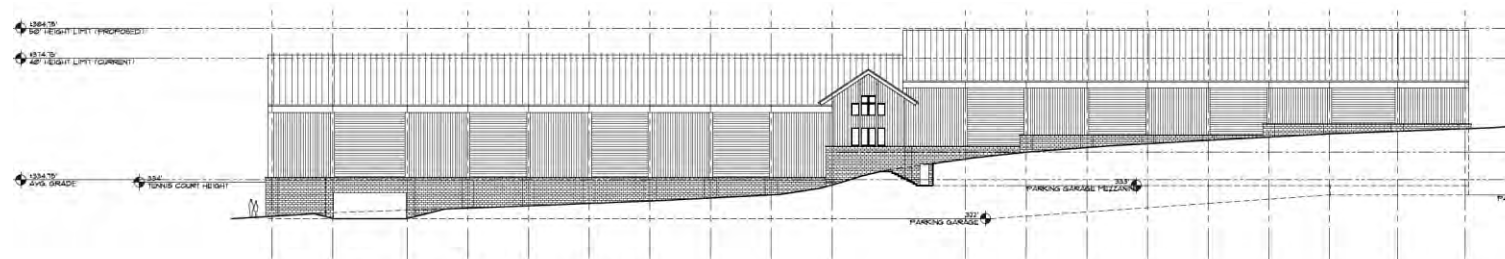
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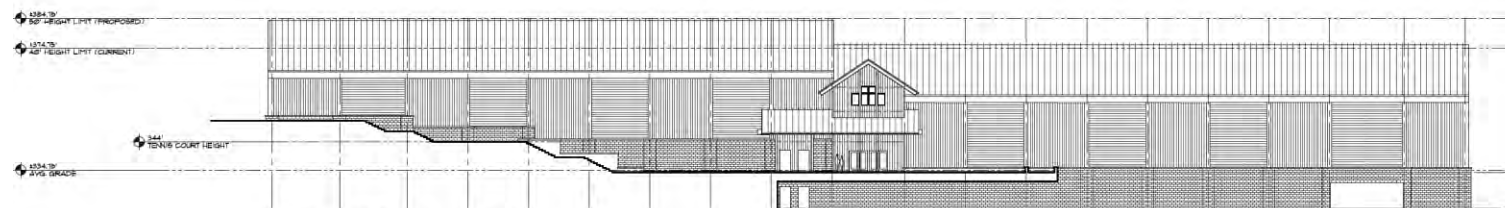
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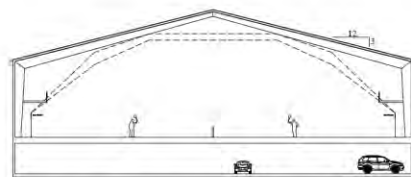
2 BUILDING SECTION
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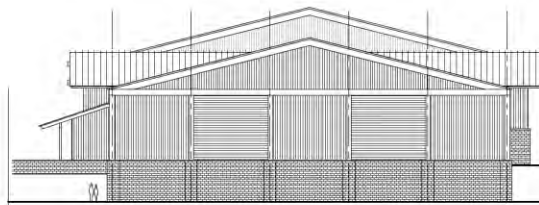
SOUTH ELEVATION
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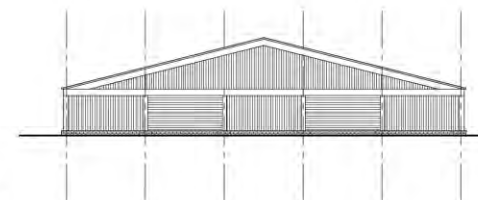
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING SECTION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



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Northwest University
Master Plan Update

NO.	DATE	REVISION

DATE: 06/26/2016
JOB NUMBER: 1423
PRJ: 14
FILE: Tennis Center

TENNIS CENTER
ELEVATIONS

A5.3

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FILE: Tennis Center

TENNIS CENTER
RENDERINGS

A5.4

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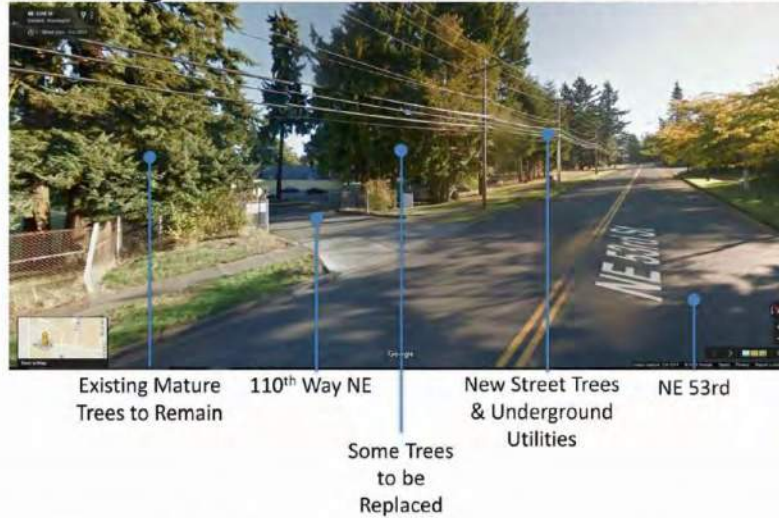
SOUTH ELEVATION



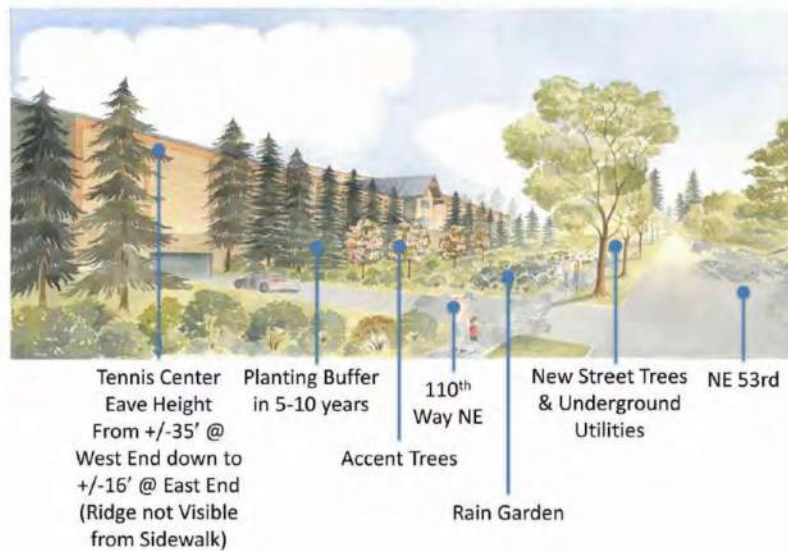
NORTH ELEVATION



Existing Tennis Center Site Street View

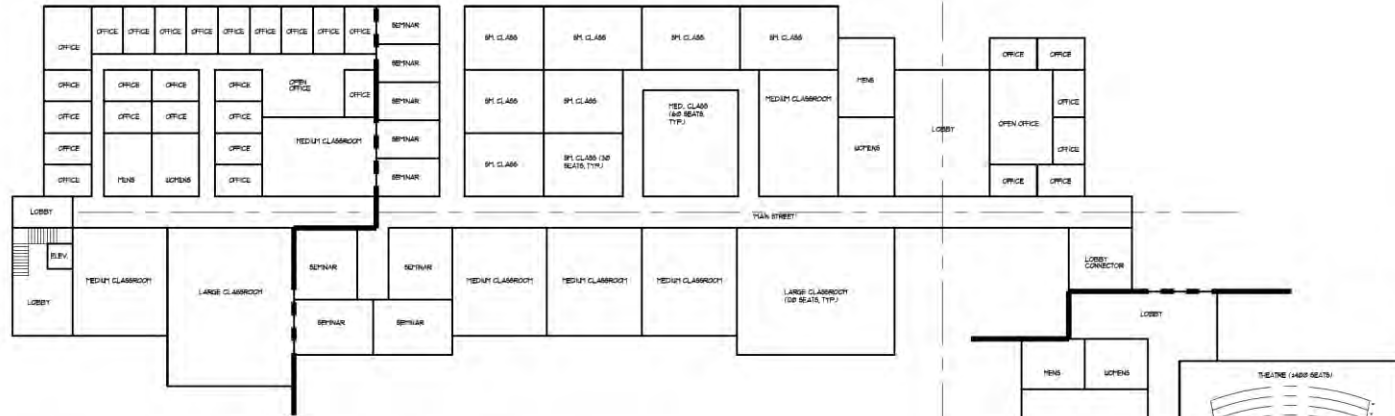


Proposed Tennis Center Street View

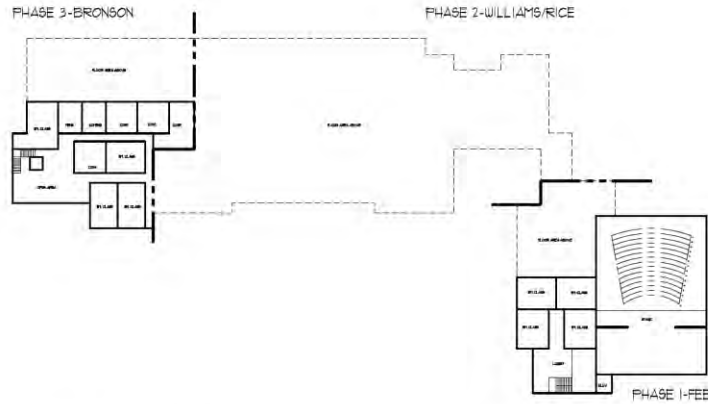


PHASE 3-BRONSON

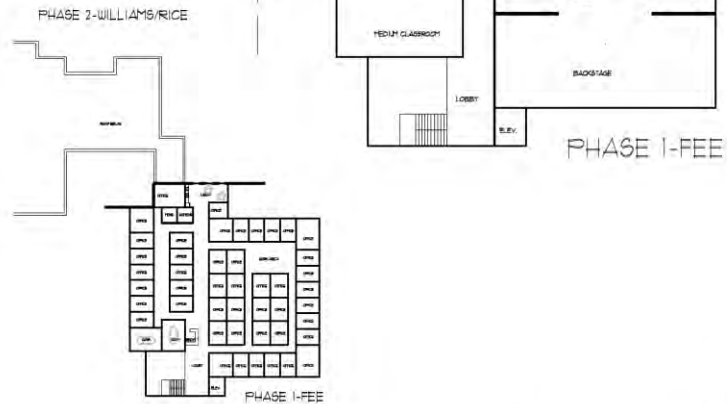
PHASE 2-WILLIAMS/RICE



② NESS ACADEMIC CENTER - MAIN FLOOR PLAN
SCALE: 1/32" = 1'-0"



① NESS ACADEMIC CENTER - LOWER FLOOR PLAN
SCALE: 1/32" = 1'-0"



③ NESS ACADEMIC CENTER - UPPER FLOOR PLAN
SCALE: 1/32" = 1'-0"



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Northwest University
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2	1423	JOB NUMBER
3	TH	DWG
4	UPPM_0000	FILE

NESS FLOOR
PLANS














A6.1

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Landscape Drawings





LANDSCAPE IMPROVEMENT AREAS			
	LARGE EVERGREEN		LOW SHRUBS
	EVERGREEN ACCENT TREES		LOW NATIVE PLANT MIX
	LARGE CANOPY TREE		LAWN AREA
	FLOWERING/ ACCENT TREES		EMERGENT PLANTS
	MEDIUM SHRUBS		RIPARIAN MIX
	LARGE EVERGREEN SCREENING SHRUBS		MEADOW MIX
			FLOWERING GC/ PERENNIALS

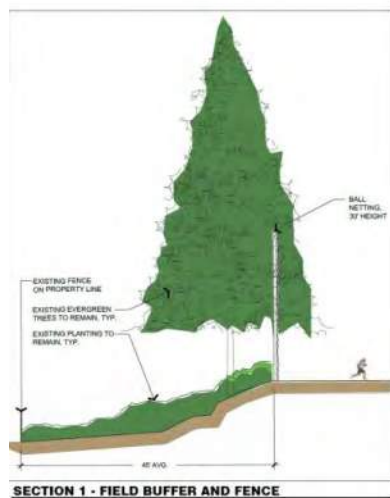
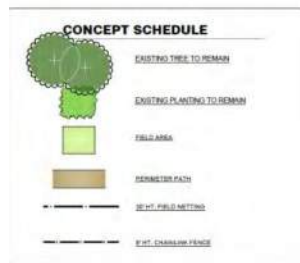


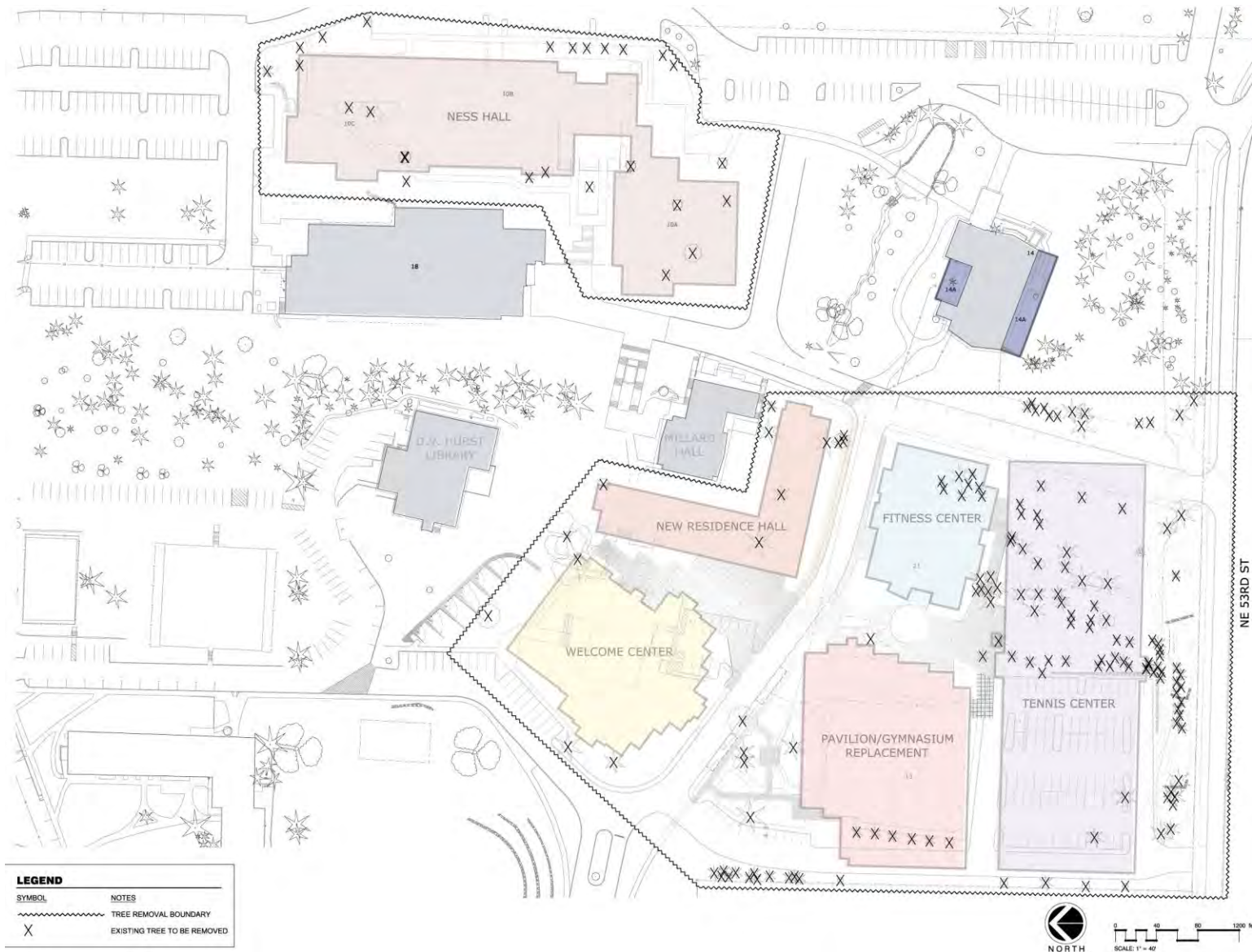
NO.	DATE	REVISION

DATE: 05/13/2016
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PAC: X
FILE:

NESS HALL LANDSCAPE

L1.3





NO.	DATE	REVISION

DATE: 05/13/2016
JOB NUMBER: 2280
PAC: X
FILE: X

TREE REMOVAL PLAN

L1.5



NO. DATE REVISION

DATE: 05/13/2016
JOB NUMBER: 2280
PH: X
FILE:

TREE REMOVAL
INVENTORY

L1.6

Northwest University Campus Masterplan Tree Inventory (Removals only)					MAY, 2016	
Proposed Building or Paved Area	Species	Size DBH IN	Tree Credits	Tree Survey #	Non-Viable	
Ness Phase One						
	Vine Maple	9.7	1	612		
	Big Leaf Maple	40.6	16	613		
	Rio/Map	6.3	1	614		
	Berch	6.8	1	615		
Total			19	4		
Ness Phase Two						
	Sweetgum	12.3	2	601		
	Sweetgum	15.3	3	602		
	Sweetgum	13.2	2	603		
	Sweetgum	10.7	1	604		
	Sweetgum	12.8	2	605		
	Sweetgum	10.7	1	606		
	Sweetgum	10.7	1	607		
	Flowering Cherry	12	1	616		
	Colorado Blue Spruce	8.3	1	617		
	Australian Black Pine	14.3	3	618		
	Western Red Cedar	23.1	7	622		
	Sweetgum	15	3	623		
	Sweetgum	11.9	1	624		
	Sweetgum	11.6	1	625		
	Sweetgum	11.8	1	626		
	Flowering Cherry	6.6	0	627	x	
Total			30	16		
Ness Phase Three						
	Thundercloud Plum	12	1	619		
	Northern Catalpa	28.6	10	620		
	Paperbark Birch	16.4	5	621	x	
Total			11	3		
Welcome Center						
	Bigleaf Maple	50.3	21	639		
	Flowering Cherry	9.2	1	640		
	Douglas Fir	38.8	15	641		
	Fish Pie	29.2	10	642		
	Western Red Cedar	18.7	5	648		
	Rio/Or	17.6	4	649		
	Douglas Fir	17.1	4	650		
	Western Red Cedar	10.3	1	651		
	Douglas Fir	18.7	5	652		
	Western Red Cedar	15.2	3	653		
	Douglas Fir	18.9	5	654		
	Rio/Or	15.3	3	655		
	Douglas Fir	18.2	5	656		
	Douglas Fir	14.4	3	657		
	Douglas Fir	16.7	4	658		
	Rio/Or	15.9	3	659		
	Rio/Or	15.6	3	660		
Total			95	17		
New Dormitory						
	Western Red Cedar	15.4	3	638		
	Blue Alaskan Cedar	36.8	14	629		
	Douglas Fir	47.9	0	630	x	
	Douglas Fir Multi Trunk	44.6	18	631		
	Douglas Fir	39.6	15	632		
	Douglas Fir	42.9	21	633		
	Douglas Fir	26	8	634		
	Deodar Cedar	33.7	12	635		
	Korean Cherry	25.9	8	636		
	Bigleaf Maple	45.5	18	637		
	Maple Multi Stem	42.7	17	638		
Total			134	11		

Northwest University Campus Masterplan Tree Inventory (Removals only)					MAY, 2016	
Proposed Building or Paved Area	Species	Size DBH IN	Tree Credits	Tree Survey #	Non-Viable	
Tennis & Fitness Centers						
	Rio/Or	22	6	669		
	Douglas Fir	23.4	7	670		
	Rio/Or	24	7	671		
	Rio/Or	12	2	672		
	Douglas Fir	27.9	9	673		
	Douglas Fir	30.3	11	674		
	Western Red Cedar	24.3	13	675		
	Douglas Fir	57.6	21	676		
	Douglas Fir	18.9	5	677		
	Douglas Fir	23.5	7	678		
	Douglas Fir	17	4	679		
	Douglas Fir	15.4	3	680		
	Paperbark Birch	10.3	1	681		
	Western Red Cedar	7.9	1	682		
	Douglas Fir	17.2	4	683		
	Douglas Fir	11.6	1	684		
	Western Red Cedar	8.7	1	685		
	Douglas Fir	7	1	686		
	Douglas Fir	17.3	4	687		
	Douglas Fir	19.8	5	688		
	Douglas Fir	10.8	1	689		
	Douglas Fir	10.8	1	690		
	Douglas Fir	11.1	1	691		
	Douglas Fir	11.4	1	692		
	Douglas Fir	12	2	693		
	Douglas Fir	7.8	1	694		
	Douglas Fir	13.3	2	695		
	Douglas Fir	12.1	2	696		
	Douglas Fir	1.6	1	697		
	Douglas Fir	20.2	6	698		
	Douglas Fir	9.7	1	699		
	Douglas Fir	13.8	2	700		
	Douglas Fir	9.3	1	701		
	Bigleaf Maple	10.1	0	702	x	
	Western Red Cedar	38.1	15	703		
	Douglas Fir	42.3	17	704		
	Western Red Cedar	14	3	705		
	Douglas Fir	7.2	1	706		
	Douglas Fir	8.3	1	707		
	Douglas Fir	11.6	1	708		
	Douglas Fir	8.4	1	709		
	Western Red Cedar	24.6	8	710		
	Western Red Cedar	24.4	0	711	x	
	Western Red Cedar	8	1	712		
	Western Red Cedar	30.7	11	713		
	Western Red Cedar	22.9	7	714		
	Western Red Cedar	18.2	12	715		
	Western Red Cedar	36.8	14	716		
	Western Red Cedar	33	12	717		
	Western Red Cedar	22.4	7	718		
	Douglas Fir Multi Trunk	11.9	0	719	x	
	Pacific Dogwood	22.9	7	720		
	Douglas Fir	33.9	12	721		
	Douglas Fir	23	7	722		
	Douglas Fir	21.6	8	723		
	Douglas Fir	22.3	7	724		
	Douglas Fir	28.2	10	725		
	Bigleaf Maple	26	9	726		
	Western Red Cedar	7	0	727		
	Douglas Fir	38.6	15	728		
	Douglas Fir	22	6	729		
	Douglas Fir	10.7	1	730		
	Douglas Fir	8.4	1	731		
	Western Red Cedar	7.4	1	732		
	Douglas Fir	11.4	1	733		
	Douglas Fir	12.2	2	734		
	Douglas Fir	13	2	735		
	Douglas Fir	16.3	4	736		
	Douglas Fir	7.8	1	737		
	Western Red Cedar	10.4	1	738		
	Western Red Cedar	31.1	11	739		
	Douglas Fir	10.1	1	740		
	Douglas Fir	9.7	1	741		
	Bigleaf Maple	29.2	10	742		
	Bigleaf Maple	28.4	10	743		
	Bigleaf Maple	20.1	5	744		
	Douglas Fir Multi Trunk	29.5	10	745		
	Douglas Fir	27.4	9	746		
	Douglas Fir	18.6	5	747		
	Western Red Cedar	10.2	1	748		
	Paperbark Birch	9.8	0	749	x	
	Western Red Cedar	8.3	1	750		
	Douglas Fir	10	1	751		
	Pacific Madrone	14.1	0	752	x	
	Douglas Fir	35.3	13	753		
	Douglas Fir	27.4	9	754		
	Douglas Fir	42.4	16	755		
	Pacific Madrone	18.6	0	756	x	
	Pacific Madrone	11	0	757	x	
	Rio/Or	11.5	1	758		
Total			445	30		

Northwest University Campus Masterplan Tree Inventory (Removals only)					MAY, 2016	
Proposed Building or Paved Area	Species	Size DBH IN	Tree Credits	Tree Survey #	Non-Viable	
Landscape Berm						
	Douglas Fir	30.9	0	708	x	
	Douglas Fir	49	17	750		
	Picea	30.5	1	761		
	White Fir	10.9	1	762		
	Douglas Fir	13.1	2	763		
	Douglas Fir	16.2	4	764		
	Douglas Fir	15.1	3	765		
	Western Red Cedar	9.3	1	766		
	Western Red Cedar	13	2	767		
	Western Red Cedar	8	1	768		
	Douglas Fir	18.6	5	769		
	Douglas Fir	16.1	1	770		
	Douglas Fir	17.9	4	771		
	Douglas Fir	12.3	2	772		
	Douglas Fir	38.8	15	773		
	Douglas Fir	28.4	10	774		
	Douglas Fir	27.4	9	775		
	Pacific Dogwood	33.2	12	776		
	Pacific Dogwood	32.6	12	777		
	Douglas Fir	25.7	10	778		
Total			112	20		
Pavilion/Gymnasium Replacement						
	Bigleaf Maple	71.4	21	643		
	Douglas Fir	41.8	16	644		
	Douglas Fir	35.2	13	645		
	Douglas Fir	29.6	10	646		
	Douglas Fir	47.6	19	647		
	Western Red Cedar	15.7	3	661		
	Western Red Cedar	13	2	662		
	Western Red Cedar	15	3	663		
	Western Red Cedar	15.6	3	664		
	Western Red Cedar	13.7	2	665		
	Western Red Cedar	14.1	3	666		
	Pacific Madrone	25.3	8	667		
	Rio/Or	10.5	1	668		
Total			104	13		
Grand Total						
			Tree Credits to be removed:	950	174	11
				Total trees to be removed:	1064	24
				Non-Viable or unsafe trees:	11	30
				Total viable trees to be removed:	1053	24

NOTE:

- SEE SHEET L1.5 FOR AREAS OF TREE REMOVAL.
- SEE ARBORIST REPORT FOR FURTHER INFORMATION ON INDIVIDUAL TREE LOCATION & CONDITION.

PLANT LIST - TREES

LARGE EVERGREEN



Calocedrus decurrens
Incense Cedar



Pseudotsuga menziesii
Douglas Fir



Thuja plicata
Western Redcedar

EVERGREEN ACCENT



Chamaecyparis nootkatensis pendula
Weeping Alaskan Cedar



Chamaecyparis obtusa
Hinoki False Cypress

DECIDUOUS LARGE CANOPY



Acer platanoides 'Parkway'
Parkway Norway Maple



Acer rubrum 'October Glory'
October Glory Maple



Cercidiphyllum japonicum
Katsura



Fraxinus americana 'Autumn Purple'
Autumn Purple Ash



Fraxinus pennsylvanica 'Marschall's Seedless'
Seedless Ash



Liriodendron tulipifera
Tulip Tree

DECIDUOUS ACCENT



Acer circinnatum
Vine Maple



Acer griseum
Paperbark Maple



Acer palmatum 'Osaka-Beni'
Osaka-Beni Japanese Maple



Amelanchier 'Elate Select'
Serviceberry



Cercis canadensis
Redbud

PLANT LIST - SHRUBS & GROUNDCOVER



NATIVE



Astragalus flexuosus
Kinnikinnick



Cornus sericea (var.)
Kalbar Dogwood



Fragaria chiloensis
Sand Strawberry



Garrya elliptica
Silktassel



Gaultheria shallon
Salal



Holodiscus discolor
Oceanspray



Mahonia aquifolium
Oregon Grape



Mahonia nervosa
Low Oregon Grape



Mahonia repens
Creeping Oregon Grape



Myrica californica
Pacific Wax Myrtle



Polystichum munitum
Sword Fern



Ribes sanguineum
Red Flowering Currant



Rosa nutkana
Nootka Rose



Symphoricarpos albus
Snowberry



Symphoricarpos x chenaultii "Hancea"
Hancea Coralberry



Vaccinium ovatum
Evergreen Huckleberry

ORNAMENTAL



Berberis "Crimson Pigeon"
Crimson Pigeon Barberry



Ceanothus "Paint Rays"
Paint Rays Ceanothus



Fothergilla gardenii
Dwarf Fothergilla



Hydrangea serrifolia "Pier Otis"
Dwarf Daisies Hydrangea



Physocarpus "Diablo"
Diablo Ninebark



Pittosporum tobira "Wheeler's Dwarf"
Dwarf Pittosporum



Spiraea japonica "Goldmound"
Goldmound Spirea



Viburnum opulus
American Cranberry Bush

PLANT LIST - NATIVE RAINGARDEN



Northwest
UNIVERSITY

NATIVE - RAINGARDEN



Acer circinnatum
Vine Maple



Amelanchier alnifolia
Serviceberry



Carex obnoxia
Slough Sedge



Cornus sericea
Red Osier Dogwood



Cornus sericea
Red Osier Dogwood



Oryzopsis asperifolia
Tufted Hairgrass



Fragaria chiloensis
Sand Strawberry



Iris tenax
Oregon Iris



Juncus effusus
Soft Rush



Juncus ensifolius
Dagger rush



Mahonia nervosa
Low Oregon Grape



Mahonia repens
Creeping Oregon Grape



Polypodium monophyllum
Sword Fern



Rosa gymnocarpa
Dwarf Wood Rose



Scirpus microcarpus
Small Fruited Bulrush



Symphoricarpos albus
Snowberry

PLANT LIST - ORNAMENTAL RAINGARDEN



ORNAMENTAL - RAINGARDEN



Amaranthus x grandifolius 'Autumn Brilliance'
Autumn Brilliance Serviceberry



Calliopsis americana
Beautyberry



Carex comans 'Toasty Curly'
New Zealand Hair Sedge



Carex testacea
New Zealand Sedge



Carex testacea 'Prairie Flag'
Prairie Fire Sedge



Cornus sanguinea 'Midwinter Fire'
Blood-Twig Dogwood



Cotoneaster dammeri 'Coral Beauty'
Bearberry Cotoneaster



Epimedium x perrallicum
Epimedium



Geranium x cantabrigiae 'Bicolor'
Bicolor Cranesbill



Ilex virginica
Sweetspine



Muhlenbergia capillaris 'Royal Mist'
Muhly



Physocarpus 'Diablo'
Diablo Ninebark



Ribes sanguineum 'White Gold'
White Flowering Currant



Spiraea japonica 'Goldmound'
Goldmound Spirea

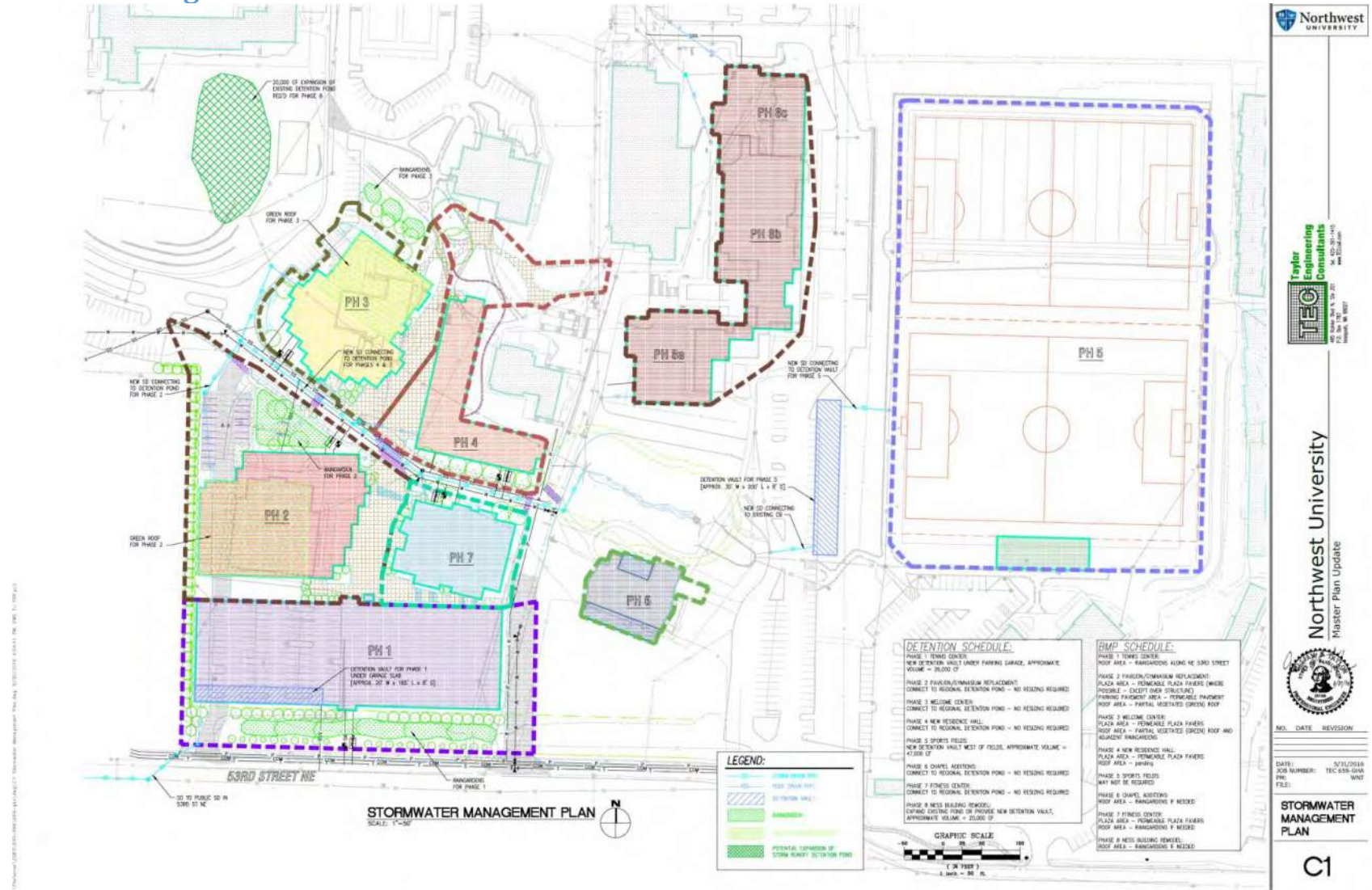


Rudbeckia fulgida 'Goldstrum'
Goldstrum Black Eyed Susan

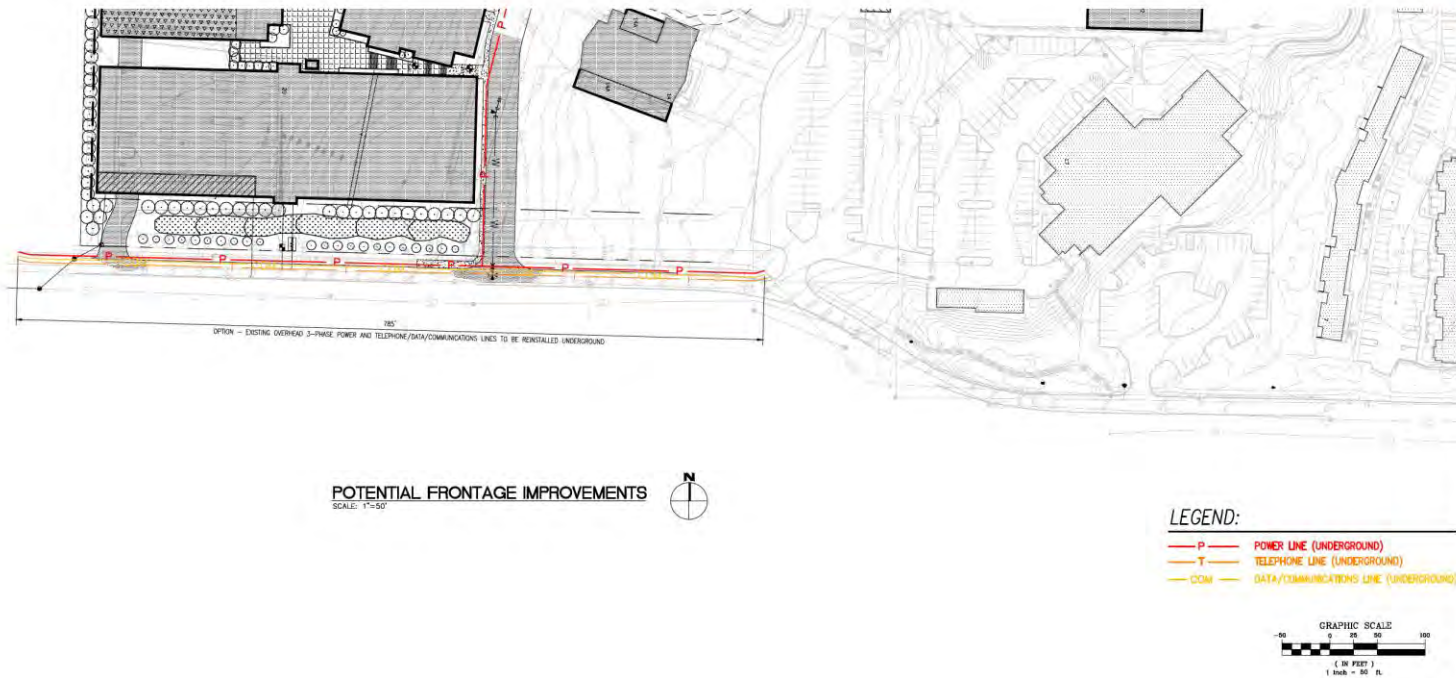


Viburnum opulus
American Cranberry Bush

Civil Drawings







Northwest
UNIVERSITY

Tyler
Engineering
Consultants

Northwest University
Master Plan Update

NO. DATE REVISION

DATE: 5/31/2019
JOB NUMBER: TEC-659-GWA
PRJ: WNT
FILE:

FRONTAGE
IMPROVEMENTS

C4

Appendix C : Why Tennis?

Why Tennis? Continually Building a Learning Community

Month after month throughout the school year, Northwest University hosts visiting, prospective students for an immersion experience on campus called “Northwest Fridays.” As President, I greet them and their parents and talk about the Mission Statement of Northwest University, which I personally wrote as part of an 18-month process of appreciative inquiry to discern the deepest values and aims of our historic and present people. “*We the people*,” I quote from memory . . .

. . . of Northwest University, carry the Call of God by continually building a learning community dedicated to spiritual vitality, academic excellence, and empowered engagement with human need.

As I exegete the statement, line by line, precept by precept, I explain what it means to us to be a “*learning community*.” It means that everyone at Northwest is a teacher, and everyone is a learner. Our learned professors bring lifetimes of study and experience, but new freshman also bring knowledge to us. Every generation sees the world through its own eyes, and each one sees things the others don’t see. In the classrooms, the dorm lounges and rooms, the concert halls, the chapel services, the fitness center, and on athletic fields and courts and bleachers, we are all teachers, and we are all learners. I always point out that there are things athletes learn through sports that are not as easily learned in other university activities—things like teamwork, discipline, competitiveness, persistence, gradual improvement and mastery, playing our way back from injury. Even as athletes learn on the courts and fields, they teach the rest of us.

Sports have been a crucial part of the educational experience since Plato taught Aristotle in the academy. As the Duke of Wellington was once famously quoted as saying, “The Battle of Waterloo was won on the playing fields of Eaton.” In America, collegiate athletics became so important in the 20th Century that the popular reputations of universities may be determined more by their athletic teams than by their classrooms and labs. Like other universities, Northwest believes in the deep academic value of athletics. That is why we give monetary awards called “athletic scholarships” to star players. We recognize the scholarly value of their teaching role in our *learning community*.

The value of athletics for our scholars goes beyond the intercollegiate sports that get the most public attention. We want all of our students to be involved in physical training and conditioning, playing intramural sports, working out in the fitness center, running the streets and paths of beautiful Kirkland, and just unwinding with pick-up games among friends. When I came to Northwest nine years ago as a new president, I had always enjoyed playing golf and occasionally tennis, but I had never kept up a practice of routine physical training. Because I wanted something in common with our athletes, I started running. Within a few weeks, I injured myself and wound up in the training room with our “official” athletes. A bond between us began to form in shared hardship and recovery. I kept running, and have finished four full

marathons over the past six years, and many shorter races. The lessons I have learned in training for long distance running have enriched me and made me a better president, and a stronger person.

As a religiously inspired academic community, Northwest University places great emphasis on the concept of *spiritual vitality*—a key component of our Mission Statement. Anyone who has ever attended a high school pep rally knows that spirit is part of the game. There is a rush in the human spirit when a play is perfectly executed—not only in the athlete, but among the spectators. The perfect shot that wins the game, the beautiful goal that just eludes the defender, the elegant move that can only be described as “poetry in motion.” All of these factors build the human spirit and illustrate the spiritual dimension of athletics. Theologically, Northwest teaches according to Romans 12:1 that God has designed every human activity as a form of worship, and we see athletics precisely as that—an exercise of worship. While we equally value music and science and nursing practice and chapel services and all of our other activities as expressions of worship, none of these outrank athletics. As Harvard University cognitive psychologist Howard Gardner has demonstrated in *The Theory of Multiple Intelligences*, human beings have at least 8 different kinds of intelligence, and as Christians, we believe they exist for the glory of God.

Why Tennis?

As beautiful as running in Kirkland can be, and as perfect as it is for summertime beach volleyball, it does not provide an easy environment for year-round training due to our long wet winters. When Dan Willman of Northwest High Performance Tennis first approached me about building a tennis center eight years ago, I was immediately interested. We seriously considered the idea of building such a center on the former Seahawk fields, but ultimately decided that we needed them too much for soccer to give them up. When Dan Willman approached us again a few years later, we figured out that we could make space for the courts if we put parking lots under them. Subject to the approval of the City of Kirkland and the Houghton Community Council, we believe a new tennis facility will greatly enhance our *learning community*.

I was immediately attracted to tennis because of my own sporadic participation in the sport, but also because a new indoor sports facility at Northwest would provide a dry, warm place in the winter that would provide an indoor running track, another informal basketball court, and a space for calisthenics and other sports training. While only a few Northwest students play tennis on the existing outdoor courts, it is amazing that anyone plays on them, since they are currently cracked and possibly unsafe, and they are wet for so many months each year. (We will resurface them this summer as part of our new commitment to tennis.) Building an indoor tennis facility would open up opportunity for students to adopt and develop an elegant sport that can be played throughout their lifespans. In addition, a large new indoor facility would create space for winter events, fairs, contests, concerts, and other creative uses. No other place on campus provides indoor space where our whole campus community can gather.

A corollary of our Mission is our Strategic Plan—the detailed plan for how we will go about fulfilling the Mission. In that plan, we have embedded a slogan: *“More Elite, but Less Exclusive.”* That slogan expresses our desire to limit the growth of our traditional undergraduate student body to 1,200 students—the same size as Whitman College, Washington’s most highly ranked liberal arts college. While we do not want a large undergraduate student body, as we continue to grow in academic reputation we want to become more selective about who we admit, crafting a highly talented, dazzlingly diverse, spiritually committed student body that we can empower as leaders for the future. At the same time, we plan to increase the number of ways in which students can pursue a Northwest University degree—through extension sites, church partnerships, online programs, and as-yet-undiscovered educational modes. As the Kirkland Campus grows more selective, more and more students who can afford our tuition prices will choose to come (enhancing our ability to help more needy students) and tennis will be an important point of attraction. All of the most prestigious colleges in Washington sponsor intercollegiate tennis—Whitman, Whitworth, Pacific Lutheran, Puget Sound, and their sister institutions in Oregon who play in the Northwest Conference of NCAA Division III. The less selective colleges do not offer tennis. Our strategic plan to make Northwest academically more excellent and financially more secure (the latter being no small consideration) suggests that we should add intercollegiate tennis to our sporting options.

Ethnic diversity is an important part of our vision for Northwest, and we are delighted that Northwest High Performance Tennis invests significant funds in scholarships for students from diverse racial and economic backgrounds to learn to play tennis. Some of those students will find Northwest a compelling option when they are ready for college, and we look forward to adding them to our beautiful, diverse student body—helped by collegiate athletic scholarships partially provided by the tennis center.

Expanding the Community

Northwest University has long committed its campus to serve as a park for Houghton residents, as our popular disc-golf course illustrates. Neighbors walk our campus with their pets throughout the year, especially in the warm, dry months. The Indoor Tennis Facility will provide additional ways for us to serve our neighbors, especially those who play tennis and must drive to other places to find dry courts. I have seldom seen a day in Kirkland—no matter how rainy—when there were no runners on the street, and we believe our indoor running track will attract many neighbors. We want to share our campus with Kirkland, expanding our learning community and enhancing the Town and Gown atmosphere that college towns are famous for. The neighborhood has needs with which we can uniquely engage, and that is central to our mission too.

With excitement about the future,

Joseph Castleberry
President

Appendix D : Why Open and Light the Athletic Fields?

The Future of the Barton Fields

About thirty years ago, the Seattle Seahawks lost their lease on the property that is now Carillon Point and began making plans to relocate outside of Kirkland. City Council Member Randy Barton, who also served as Northwest University's Director of Development, approached the Seahawks on behalf of the city to ask them to stay in town, offering them a free, 15-year lease on vacant property owned by Northwest University. It seemed good to the Houghton Community Council, the City of Kirkland, the Seahawks, and Northwest University to pursue that partnership, and for 22 years, the Seahawks practiced, carried out business, and, in many cases, lived in Kirkland. The arrangement offered benefits to the university, to Houghton and to the whole city.

When the Seahawks left Kirkland to build permanent facilities in Renton, Northwest University took over the fields, with their use restricted by code only to the university. While the university wanted to make them available for broader use, we were financially unable to begin the full master plan revision process that would have made it possible. Now that we are carrying out that process, we want to expand the use of the fields for the maximum benefit to the university and Kirkland community sports leagues.

There are three major reasons the university wishes to expand the use of the fields. First, expanding the use of the fields would provide a real benefit to athletes living in Houghton and Kirkland. Due to the severe shortage of athletic fields in Kirkland, the City has long desired access to our fields for community sports. Heavy usage by University athletic teams during the Fall and Summer semesters would not permit very much outside use of the fields while school is in session, but during the months from May to August, the fields lie virtually unused. We would like to accommodate the City of Kirkland's desire to use the fields during reasonable hours. Along with such an arrangement would come a rich bonus—the happy sounds of kids at play during summer months.

A second reason for expanding the use of the fields is that the natural grass fields are expensive to maintain, requiring extensive watering and maintenance, and the existing artificial turf field is aging fast and in need of replacement. The University would like to resurface the entire area with artificial turf, providing a drier and safer field that would require less maintenance. Without some income from renting the fields to the City Parks and Recreation Department, it will be difficult for us to achieve such a resurfacing. We do not anticipate to profit from such an arrangement beyond the help it would offer us to improve and maintain the fields for student athletes.

Finally, the improvement of and expansion of access to the Barton Fields directly enhances our fulfillment of the university's mission. Our mission calls us to be "a learning community dedicated to spiritual vitality, academic excellence, and empowered engagement with human need." Athletic competition constitutes a very important academic exercise, in which athletes are both learners and teachers. Everyone at Northwest benefits academically from the lessons learned in sports. Along this line, we wish to install lights in order to decrease

the amount of class time missed by athletes and to enable more students to attend games outside class hours. Furthermore, we believe athletics enhance spiritual vitality, offering transcendent experiences for athletes and spectators alike. We also appreciate the way expansion of our field use would allow us to meet the needs of athletes in our community.

In addition to resurfacing the fields, the university would like to install high-tech lighting that would allow us to use the fields after classes during winter months. Without lighting, students miss significant time in classes in order to play afternoon games. Our motivation here is purely academic.

We would expect that the zoning would limit all use of the lighting to early evening hours. Both university and outsiders would be subject to city codes on lighting and noise restriction. The construction of a small field house near our parking lot would provide restrooms and changing areas close to the field. Our neighbors have asked us to provide such facilities. Finally, we would like to provide bleacher seating to accommodate spectators for special occasions such as play-off games. Such occasions do not occur every year, but in the past, they have drawn up to 300 spectators for two or three days per year. The bleachers would also allow parents and friends to watch community sports games.

Were it not for the wisdom and cooperation of the city and community councils, the Barton Fields would never have existed. We believe it is right and good—and central to our mission and supported by city policies—to make the fields available for wider usage by residents of the city.

With excitement about the future,

Joseph Castleberry
President

Appendix E : Legal Description

Parcels

PARCELS CONTAINED IN THE PLA-1 ZONE

172505-9002
172505-9006
172505-9269
172505-9154
172505-9007
172505-9145
172505-9171
172505-9203
172505-9268
935390-0335
935390-0350
935390-0355
935390-0245
935390-0385
935390-0550
741500-0030
172505-9139

TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 2880336; AND EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES RECORDED UNDER RECORDING NUMBER 4362685 AND 4380733.

(ALSO KNOWN AS LOT A OF CITY OF KIRKLAND LOT LINE ADJUSTMENT NUMBER LL-86-112, RECORDED UNDER RECORDING NUMBER 8703261127.)

PARCEL III (APN 172505-9006):

PARCEL A:

THE SOUTH 260 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 2880336

PARCEL B:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST ¼ OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 25 -NORTH, RANGE. 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

Legal Description

PARCEL II (APN 172505-9002):

THE NORTH 92.90 FEET OF THE SOUTH 179.90 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 30 FEET THEREOF CONVEYED

THENCE SOUTH ALONG THE CENTER OF THE COUNTY ROAD SOUTH 0°34'12" EAST 158.04 FEET; THENCE SOUTH 89°03'57" WEST 30 FEET TO THE WEST MARGIN OF SAID COUNTY ROAD; THENCE CONTINUING SOUTH 89°03'57" WEST 94.12 FEET, MORE OR LESS, TO A COUNTY ROAD RIGHT-OF-WAY; THENCE SOUTH 0°35'17" EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY 130 FEET; THENCE NORTH 89°03'57" EAST 297.04 FEET AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°34'46" EAST 130 FEET; THENCE NORTHERLY 89°03'57" EAST 297.01 FEET TO THE WESTERLY MARGIN OF SAID COUNTY ROAD; THENCE NORTH 0°34'12" WEST ALONG THE SAID WESTERLY MARGIN 130 FEET, MORE OR LESS, TO A POINT WHICH LIES NORTH 89°03'57" EAST OF POINT OF BEGINNING; THENCE SOUTH 89°03'57" WEST 297.01 FEET, MORE OR LESS TO THE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE SOUTH 260 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17;

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, AND STATE OF WASHINGTON.

PARCEL C:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPTING THERE FROM THAT PORTION LYING WITHIN 114TH AVE. N.E.

EXCEPTING FROM THE ABOVE PARCELS A, B AND C, THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 19, BLOCK 2, HARRY WHITE AND COMPANY'S 5TH ADDITION TO KIRKLAND, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 5, RECORDS OF KING COUNTY, WASHINGTON; THENCE SOUTH 89°15'26" EAST 250.01 FEET; THENCE NORTH 01°15'09" EAST 25.30 FEET; THENCE SOUTH 89°13'38" EAST 350.05 FEET; THENCE SOUTH 01°19'15" WEST 187.58 FEET; THENCE SOUTH 89°04'35" EAST 220.26 FEET; THENCE NORTH 01°18'54" EAST 100.00 FEET; THENCE SOUTH 89°04'35" EAST 131.01 FEET; THENCE NORTH 01°18'42" EAST 238.72 FEET; THENCE SOUTH 89°03'52" EAST 327.04 FEET; THENCE SOUTH 01°18'11" WEST 338.65 FEET; THENCE NORTH 89°04'35" WEST 30.00 FEET; THENCE SOUTH 01°18'11" WEST 287.54 FEET; THENCE SOUTH 89°02'39" EAST 50.03 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°02'39" EAST 440.00 FEET; THENCE SOUTH 01°25'30" WEST 357.22 FEET; THENCE SOUTH 42°28'45" EAST 48.48 FEET; THENCE SOUTH 02°31'15" WEST 262.90 FEET; THENCE SOUTH 32°17'08" WEST 33.09 FEET; THENCE SOUTH 75°17'38" WEST 28.44 FEET; THENCE SOUTH 88°32'33" WEST 44.36 FEET; THENCE SOUTH 01°25'30" WEST 343.50 FEET TO THE NORTHERLY MARGIN OF N.E. 53RD STREET; THENCE NORTH 88°55'59" WEST ALONG SAID MARGIN 242.17 FEET TO A POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT THE CENTER OF WHICH BEARS NORTH 01°04'01" EAST 256.48 FEET, HAVING A DELTA OF 34°45'05", AN ARC LENGTH OF 155.56 FEET; THENCE NORTH 54°11'44" WEST 31.79 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT THE CENTER OF WHICH BEARS SOUTH 35°48'33" WEST 316.48 FEET, HAVING A DELTA OF 16°57'14", AN ARC LENGTH OF 93.65 FEET; THENCE NORTH 35°44'16" EAST 83.06 FEET; THENCE SOUTH 88°34'30" EAST 72.00 FEET; THENCE NORTH 01°25'30" EAST 862.79 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL IV (APN 172505-9269):

THE SOUTH 87.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 2880336;

EXCEPT THAT PORTION CONVEYED TO STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 4362685;

(ALSO KNOWN AS LOT B, CITY OF KIRKLAND LOT LINE ADJUSTMENT NO. LL-86- 112, RECORDED UNDER RECORDING NUMBER 8703261127).

PARCEL V (APN 172505-9154):

THE NORTH 80.10 FEET OF THE SOUTH 260 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST

QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 2880336;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 4380733.

(ALSO KNOWN AS LOT A, CITY OF KIRKLAND LOT LINE ADJUSTMENT NUMBER LL- 86-52, RECORDED UNDER RECORDING NUMBER 8606051106).

PARCEL VI (APN 172505-9007):

THE SOUTH 409.26 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR ROADS UNDER RECORDING NUMBERS 424352 AND 2716850;

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 20030730003453

AND EXCEPT THAT PORTION CONVEYED FOR STATE HIGHWAY 2-A;

AND EXCEPT ANY PORTION THEREOF LYING EASTERLY OF STATE HIGHWAY 2-A.

PARCEL VII (APN 172505-9145)

THE NORTH 130 FEET OF THE SOUTH 390 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 70 FEET THEREOF;

AND EXCEPT THE WEST 30 FEET THEREOF AS CONVEYED TO KING COUNTY WASHINGTON BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 2880336;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 4362319.

PARCEL VIII (APN 172505-9171):

COMMENCING AT THE NORTHWEST CORNER OF LOT 19, BLOCK 2, HARRY WHITE & CO.'S 5TH ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON;

THENCE NORTH 89°26'25" EAST, 250.002 FEET;

THENCE NORTH 25.33 FEET;

THENCE NORTH 89°26'33" EAST, 350.002 FEET;

THENCE SOUTH 187.634 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°38'55.5" EAST, 351.310 FEET;

THENCE NORTH 0°01'40" EAST, 338.72 FEET;

THENCE NORTH 89°37'18" EAST, 327.152 FEET;

THENCE SOUTH 0°02'11.7" WEST, 338.882 FEET;

THENCE SOUTH 89°38'55.5" WEST, 30.00 FEET;

THENCE SOUTH 0°02'11.7" WEST, 1,250.584 FEET TO A POINT ON THE NORTHERLY MARGIN OF NORTHEAST 53RD STREET, AS ESTABLISHED BY KING COUNTY, AND AT A POINT ON A CURVE, FROM WHICH POINT CENTER OF SAID CURVE BEARS SOUTH 31°41'30" WEST;

THENCE NORTHWESTERLY ALONG THE NORTHERLY MARGIN OF SAID NORTHEAST 53RD STREET, ON A CURVE TO THE LEFT OF UNIFORM RADIUS OF 316.48 FEET, AN ARC DISTANCE OF 173.856 FEET;

THENCE NORTH 89°47'00" WEST, ALONG SAID NORTHERLY MARGIN OF NORTHEAST 53RD STREET, 662.533 FEET;

THENCE NORTH 480.00 FEET;

THENCE SOUTH 89°40'34" EAST, 134.961 FEET;

THENCE NORTH 19°03'36.8" WEST, 62.65 FEET;

THENCE NORTH 9°33'00" EAST, 95.00 FEET;

THENCE SOUTH 80°27'00" EAST, 50.433 FEET;

THENCE NORTH 572.951 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF 112TH AVENUE NORTHEAST LYING WITHIN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, AS VACATED BY CITY OF KIRKLAND ORDINANCE NUMBER 2512, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH MARGIN OF NORTHEAST 53RD STREET AS ESTABLISHED ON JANUARY 25, 1932, AS KING COUNTY ROAD NUMBER 1515, AND THE WEST MARGIN OF 112TH AVENUE NORTHEAST, AS ESTABLISHED BY THE PLAT OF WOODS ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 24, IN KING COUNTY, WASHINGTON, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 01°18'11" EAST ALONG

THE WESTERLY MARGIN OF 112TH AVENUE NORTHEAST, 1,250.81 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF NORTHEAST 58TH STREET ESTABLISHED BY BELTLINE ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 73, IN KING COUNTY, WASHINGTON; THENCE SOUTH 89°04'35" EAST 30.00 FEET TO THE CENTERLINE OF SAID 112TH AVENUE NORTHEAST; THENCE SOUTH 01°18'11" WEST ALONG SAID CENTERLINE 288.04 FEET, MORE OR LESS; THENCE SOUTH 89°02'38" EAST 30.00 FEET TO THE EASTERLY MARGIN OF SAID 112TH AVENUE NORTHEAST; THENCE ALONG SAID EASTERLY MARGIN SOUTH 01°18'11" WEST, 390.00 FEET; THENCE NORTH 88°59'19" WEST 30.00 FEET, MORE OR LESS, TO THE CENTER LINE OF 112TH AVENUE NORTHEAST; THENCE ALONG SAID CENTERLINE SOUTH 01°18'11" WEST 601.89 FEET TO THE NORTHERLY MARGIN OF SAID NORTHEAST 53RD STREET; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN 30.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THE PORTION OF SAID PREMISES LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT 30 FEET EAST OF THE SOUTHWEST CORNER OF LOT 11, GAIRLOCH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 99 OF PLATS, PAGES 95 AND 96, IN KING COUNTY, WASHINGTON; THENCE SOUTH 01°25'30" WEST 862.79 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;
THENCE NORTH 88°34'30" WEST 72.00 FEET;
THENCE SOUTH 35°44'16" WEST 83.06 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF NORTHEAST 53RD STREET AND THE TERMINUS OF SAID LINE;

EXCEPT THE EAST 10 FEET OF THAT PORTION OF VACATED 112TH AVENUE NORTHEAST LYING SOUTH OF THE SOUTH LINE OF LOT

11, GAIRLOCH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 99 OF PLATS, PAGES 95 AND 96, IN KING COUNTY, WASHINGTON, AND NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL IX (APN 172505-9203):

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 19, BLOCK 2, HARRY WHITE CO.'S 5TH ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON;

THENCE NORTH 89°26'25" EAST, 250.002 FEET;
THENCE NORTH 25.33 FEET:
THENCE NORTH 89°26'33" EAST 350.002 FEET:
THENCE SOUTH 760.585 FEET:
THENCE NORTH 80°27' WEST, 50.433 FEET:
THENCE SOUTH 9°33' WEST, 95.000 FEET:
THENCE SOUTH 19°03'36.8" EAST, 62.650 FEET:
THENCE NORTH 89°40'34" WEST, 134.961 FEET:
THENCE NORTH 89°47' WEST, 420.00 FEET:
THENCE NORTH, 872.04 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19, BLOCK 2; THENCE NORTH 89°26'25" EAST 160.00 FEET; THENCE SOUTH

290.53 FEET; THENCE NORTH 76°18'44" WEST 164.67 FEET;
THENCE NORTH 250.00 FEET TO POINT OF BEGINNING.

PARCEL X:

PARCEL A (APN 172505-9268):

BEGINNING AT THE NORTHWEST CORNER OF LOT 19, BLOCK 2,
HARRY WHITE AND CO.'S FIFTH ADDITION TO KIRKLAND,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF
PLATS, PAGE 5, IN KING COUNTY, WASHINGTON;
THENCE NORTH 89°26'25" EAST 160 FEET;
THENCE SOUTH 290.53 FEET;
THENCE NORTH 76°18'44" WEST 164.67 FEET TO THE EAST LINE
OF 108TH AVENUE NORTHEAST;
THENCE NORTH 250 FEET TO THE POINT OF BEGINNING.

PARCEL B (APN 935390-0335 & 935390-0350):

LOTS 20, 21, 22 AND 23, BLOCK 2, HARRY WHITE AND CO.'S FIFTH
ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 7 OF PLATS, PAGE 5, IN KING COUNTY,
WASHINGTON.

PARCEL C (APN 935390-0355 & 935390-0245):

LOTS 1 THROUGH 5, INCLUSIVE, AND LOTS 24 THROUGH 28
INCLUSIVE, BLOCK 2, HARRY WHITE & COMPANY'S FIFTH
ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 7 OF PLATS, PAGE 5, IN KING COUNTY,
WASHINGTON.

PARCEL XI (APN 935390-0385):

PARCEL A OF LOT LINE ALTERATION NO. LL-01-07, RECORDED
MARCH 29, 2001, RECORDERS NO. 20010329001958, IN THE CITY
OF KIRKLAND, KING COUNTY, WASHINGTON.

PARCEL XII (APN 935390-05810):

LOT 26, EXCEPT THE SOUTH 8 FEET, THEREOF, AND ALL OF LOTS
27 AND 28, BLOCK 3, HARRY WHITE & COMPANY'S FIFTH
ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 7 OF PLATS, PAGE 5, IN KING COUNTY,
WASHINGTON.

PARCEL XIII (APN 935390-0550):

LOTS 6, 7 AND 8, BLOCK 4, HARRY WHITE AND CO.'S FIFTH
ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 7 OF PLATS, PAGE 5, IN KING COUNTY,
WASHINGTON;
TOGETHER WITH THAT PORTION OF VACATED 109TH PLACE
NORTHEAST AS WOULD ATTACH BY OPERATION OF LAW.

PARCEL XIV (APN 741500-0030):

PARCEL A OF CITY OF KIRKLAND, LOT LINE ALTERATION, NO. LL-
00-84, RECORDING NO. 20010213001432, IN THE CITY OF
KIRKLAND, KING COUNTY, WASHINGTON.

PARCEL XVI (APN 172505-9139):

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY,
WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 19, BLOCK 2,
HARRY WHITE AND COMPANY'S 5TH ADDITION TO KIRKLAND,

ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS,
PAGE 5, RECORDS OF KING COUNTY, WASHINGTON;
THENCE SOUTH 89°15'26" EAST 250.01 FEET;
THENCE NORTH 01°15'09" EAST 25.30 FEET;
THENCE SOUTH 89°13'38" EAST 350.05 FEET;
THENCE SOUTH 01°19'15" WEST 187.58 FEET;
THENCE SOUTH 89°04'35" EAST 220.26 FEET;
THENCE NORTH 01°18'54" EAST 100.00 FEET;
THENCE SOUTH 89° 04'35" EAST 131.01 FEET;

THENCE NORTH 01°18'42" EAST 238.72 FEET;
THENCE SOUTH 89°03'52" EAST 327.04 FEET;
THENCE SOUTH 01°18'11" WEST 338.65 FEET;
THENCE NORTH 89°04'35" WEST 30.00 FEET;
THENCE SOUTH 01°1 8' 11" WEST 287.54 FEET;
THENCE SOUTH 89°02'39" EAST 50.03 FEET TO THE TRUE POINT
OF BEGINNING;
THENCE CONTINUING SOUTH 89°02'39" EAST 440.00 FEET;
THENCE SOUTH 01°25'30" WEST 357.22 FEET;
THENCE SOUTH 42°28'45" EAST 48.48 FEET;
THENCE SOUTH 02°3 1'15" WEST 262.90 FEET;
THENCE SOUTH 32°17'08" WEST 33.09 FEET;
THENCE SOUTH 75°17'38" WEST 28.44 FEET;
THENCE SOUTH 88°32'33" WEST 44.36 FEET;
THENCE SOUTH 01°25'30" WEST 343.50 FEET TO THE NORTHERLY
MARGIN OF N.E. 53RD STREET;
THENCE NORTH 88°55 '59" WEST ALONG SAID MARGIN 242.17
FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE RIGHT THE CENTER OF WHICH
BEARS NORTH 01°04'01" EAST 256.48 FEET, HAVING A DELTA OF
34°45'05", AN ARC LENGTH OF 155.56 FEET;
THENCE NORTH 54°11'44" WEST 31.79 FEET TO A POINT OF
CURVATURE;
THENCE ALONG A CURVE TO THE LEFT THE CENTER OF WHICH

BEARS SOUTH 35°48'33" WEST 316.48 FEET, HAVING A DELTA OF
16°57'14", AN ARC LENGTH OF 93.65 FEET;
THENCE NORTH 35°44' 16" EAST 83.06 FEET;
THENCE SOUTH 88°34'30" EAST 72.00 FEET;
THENCE NORTH 01°25'30" EAST 862.79 FEET TO THE TRUE POINT
OF BEGINNING.

